IMPROVED PRICING: $8,500,000

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& COMPANY INC

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PRIME LAND REDEVELOPMENT OPPORTUNITY

VIRTUAL TOUR
https://youtu.be/XjjefFGGT3c

2500, 2512, & 2516 BROADWAY
BOULDER, COLORADO 80304

This site offers a rare redevelopment opportunity at a premier location with significant mountain views to the south, west, and the north. Property conditions and density for the current zoning allow a FAR of 2.0 or 65,266 gsf. Open space and parking requirements subject to the following site development options/concepts:

1. Site Development Option I – Residential Condominium Development
2. Site Development Option II – Residential Rental Apartment Development
3. Site Development Option III – Residential Townhouse Development

Call for more information.

TERMS & INFORMATION

Location:	2500, 2512, & 2516 Broadway, Boulder, CO 80304
NEW PRICE:	**$8,500,000**
Site Area:	32,633 SF / 0.75 acres
County:	Boulder
Zoning:	BC-2 (Business Community 2)
Comprehensive Plan Land Use:	MUB (Mixed-Use Business)
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at (303) 449-1420

Existing Tenant Profile:

The property contains four existing tenants across the three buildings, allowing the purchaser to maintain income as it works through the entitlement process.

- 2500 Broadway – Anthem Branding
- 2512 Broadway – Pedego Electric Bikes, Four Corners Hair Salon
- 2516 Broadway – (Suite 100 - Vacant), Orbit/Mark Barnes

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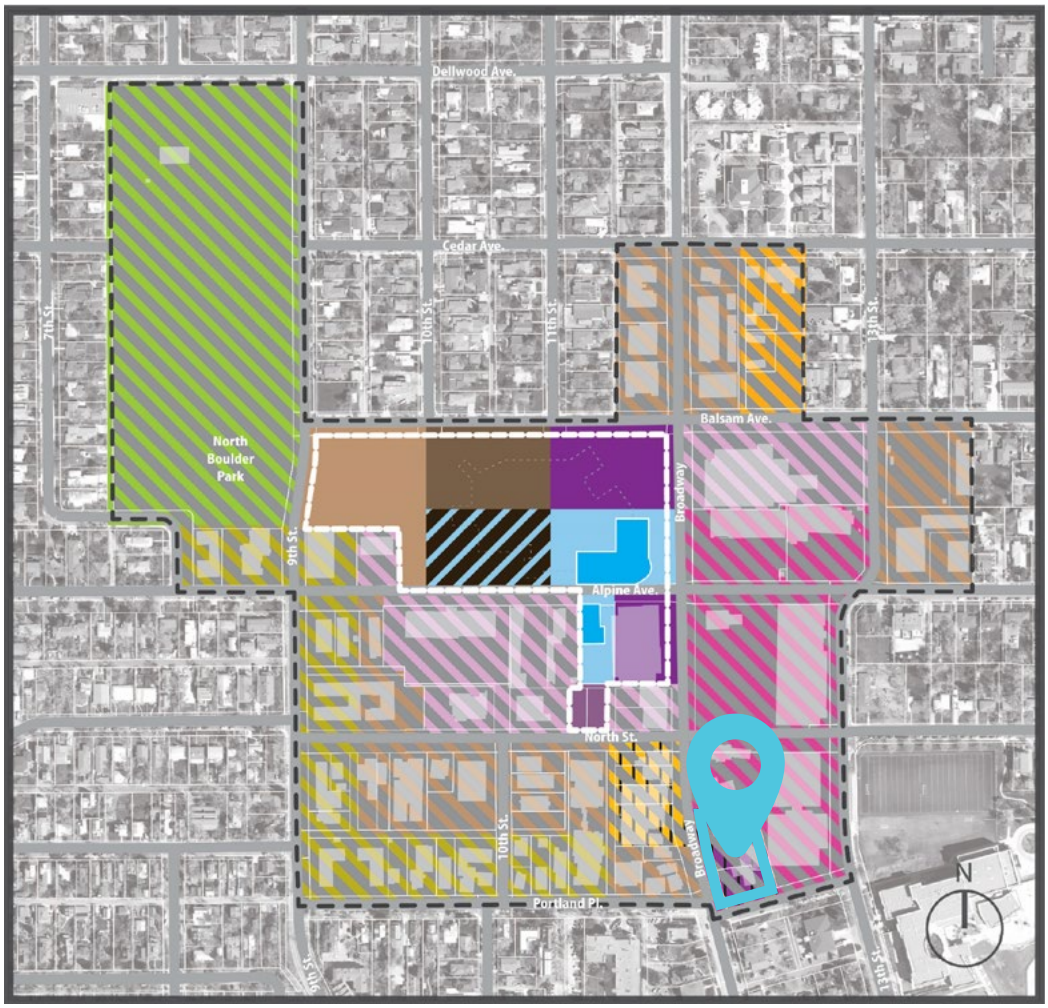
ALPINE BALSAM AREA PLAN

The subject property firmly sits within the Alpine Balsam Area Plan which aims to reimagine the future planning and development of the neighborhood. Formerly anchored by the Boulder Community Health Hospital, the City of Boulder's acquisition of the site in 2015 helped create the first step towards redevelopment of the area from healthcare to community and housing focused.

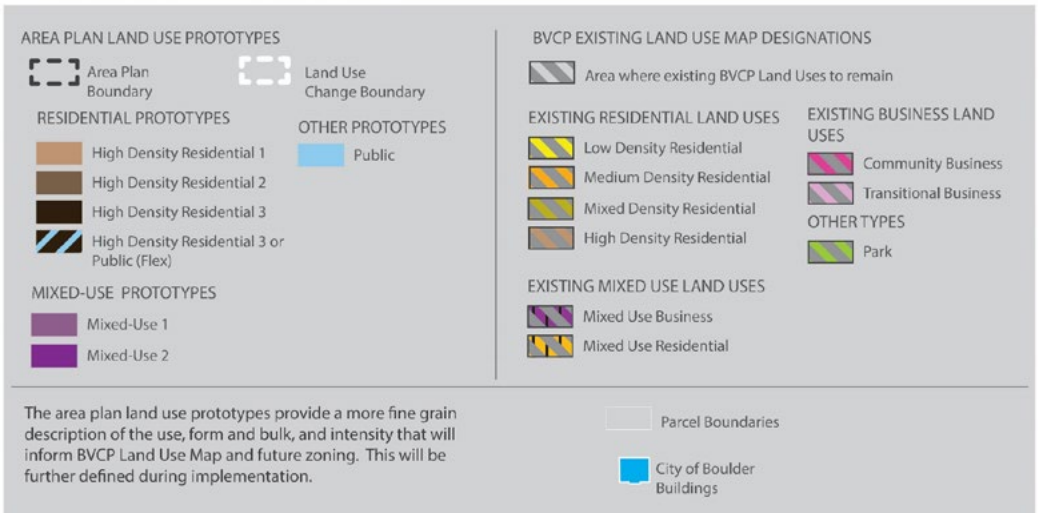
Through public and private partnership, the Area Plan will be implemented by guiding redevelopment for new affordable and market housing, mixed-use retail centers, civic customer service centers, remastered transportation services, and environmentally sustainable outdoor solutions from parks to walkways.

After breaking ground in 2024 at the former BCH site, the new development will see the construction of 217 housing units which includes 157 permanently affordable apartments and 60 market rate units along with ground floor commercial space.

With the anchor project for the Area Plan underway, this sets the stage for the subject site's redevelopment and the ability for the buyer to maximize project goals in a pro-development environment.



Recommended Land Use Plan



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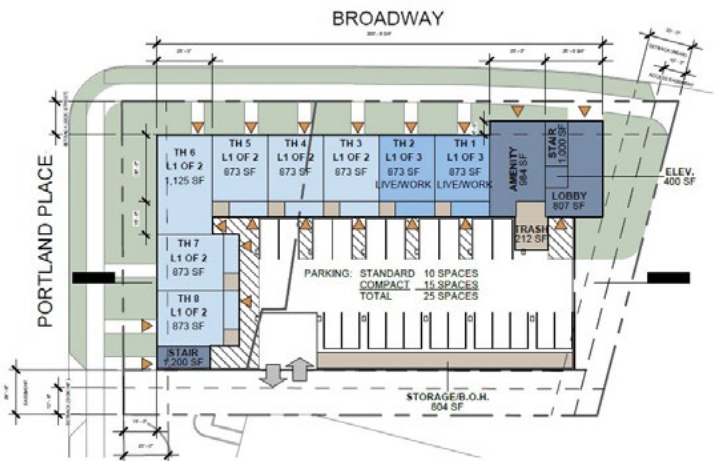
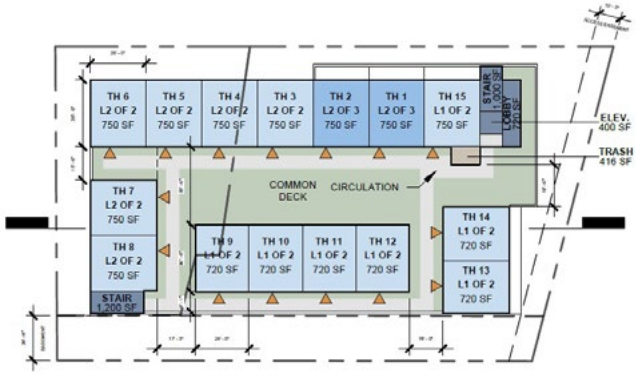
SITE DEVELOPMENT OPTION 1 – RESIDENTIAL CONDOMINIUM DEVELOPMENT

	PROPOSED		
UNIT TYPE	**AREA (SF)**	**COUNT**	**%**
TH - 3 Story - Live/Work	2,223	2	9%
TH - 2 Story	1,623	6	26%
TH - 2 Story	1,350	7	30%
2 BR Flat	1,103	1	4%
3 BR Flat	1,200	7	30%
3 BR Flat - Corner	1,704	1	4%
		23	100%
TOTAL SF			42,934
FAR (SITE SF = 32,633)			1.32

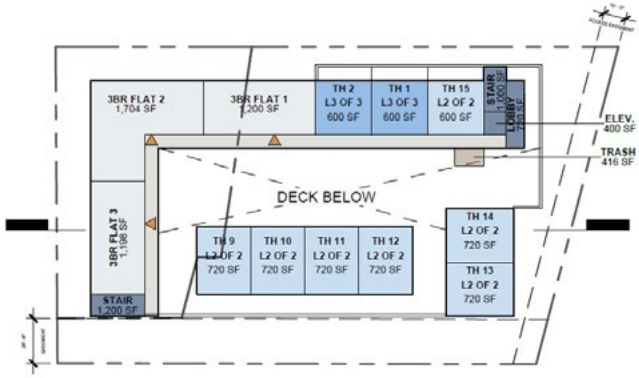
CONDOMINIUM - LEVEL 1 PLAN



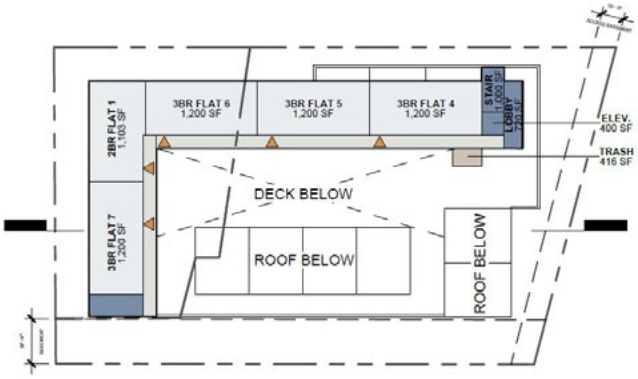
CONDOMINIUM - LEVEL 2 PLAN



CONDOMINIUM - LEVEL 3 PLAN



CONDOMINIUM - LEVEL 4 PLAN



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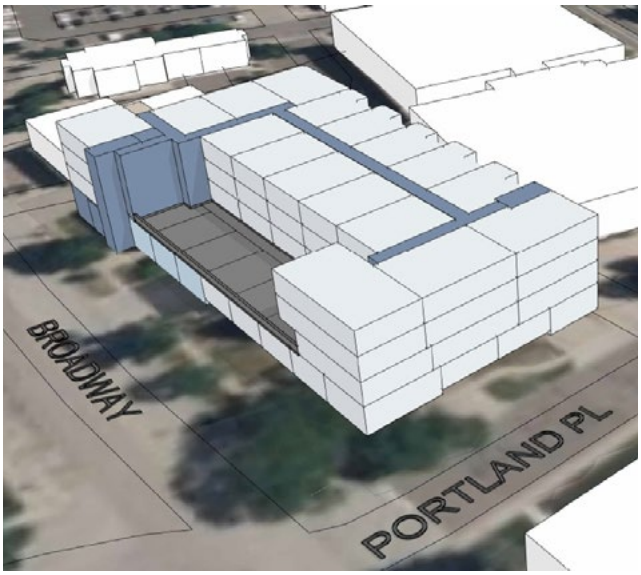
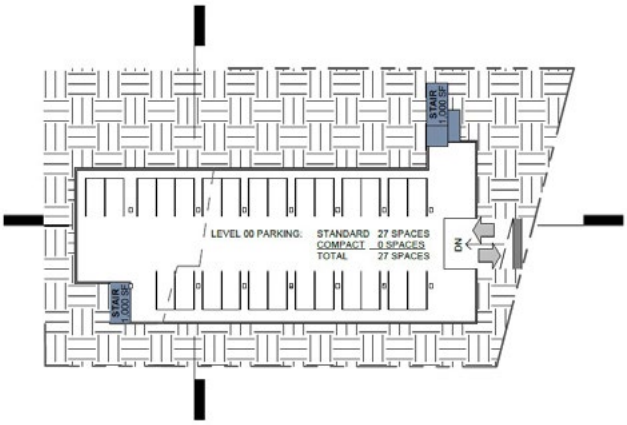
SITE DEVELOPMENT OPTION 2 – RESIDENTIAL RENTAL APARTMENT DEVELOPMENT

	PROPOSED		
UNIT TYPE	**AREA (SF)**	**COUNT**	**%**
Studio	594	9	15%
1 BR Flat	884	38	61%
2 BR Flat	1,120	15	24%
3 BR Flat			0%
TOTAL SF			64,620
FAR (SITE SF = 32,633)			1.98

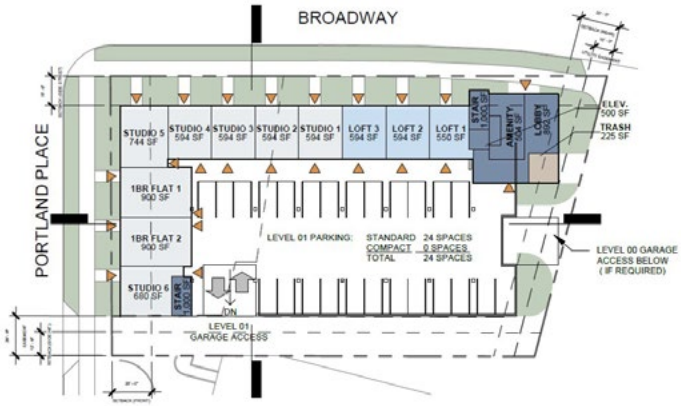
PARKING	**COMPACT**	**STANDARD**
Level 00	0	27
Level 01	0	24
		51



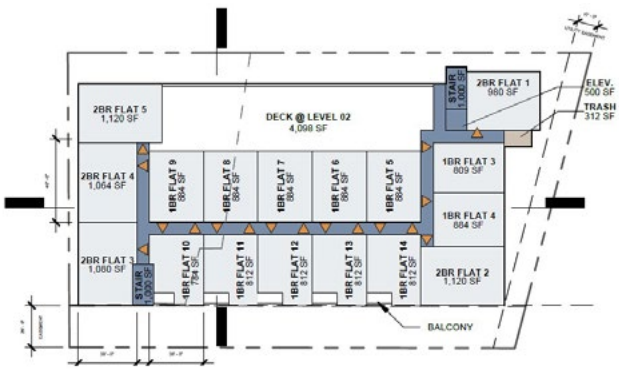
APARTMENT - LEVEL 00 PLAN



APARTMENT - LEVEL 1 PLAN



APARTMENT - LEVEL 2 PLAN (3 AND 4 SIMILAR)



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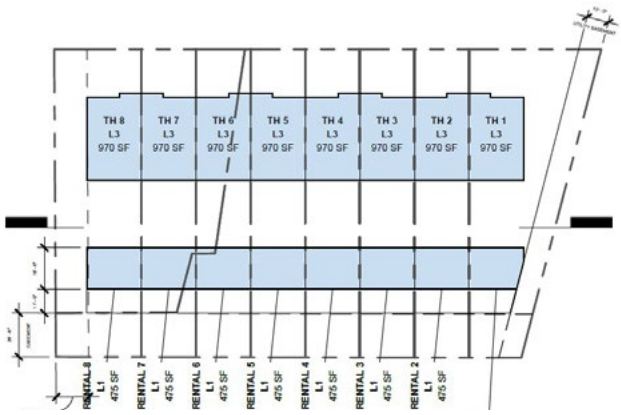
SITE DEVELOPMENT OPTION 3 – RESIDENTIAL TOWNHOME DEVELOPMENT

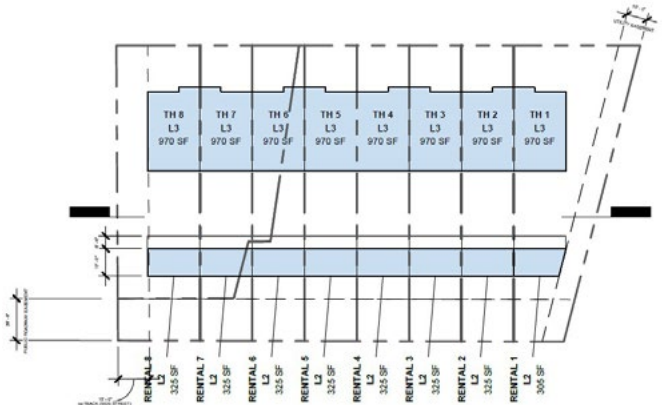
	PROPOSED		
UNIT TYPE	**AREA (SF)**	**COUNT**	**%**
TH - 3 Story	3,000	8	50%
Rental Unit	800	8	50%
		16	100%
TOTAL SF			32,500
FAR (SITE SF = 32,633)			1.00

TOWNHOME - LEVEL 1 PLAN

TOWNHOME - LEVEL 2 PLAN



TOWNHOME - LEVEL 3 PLAN



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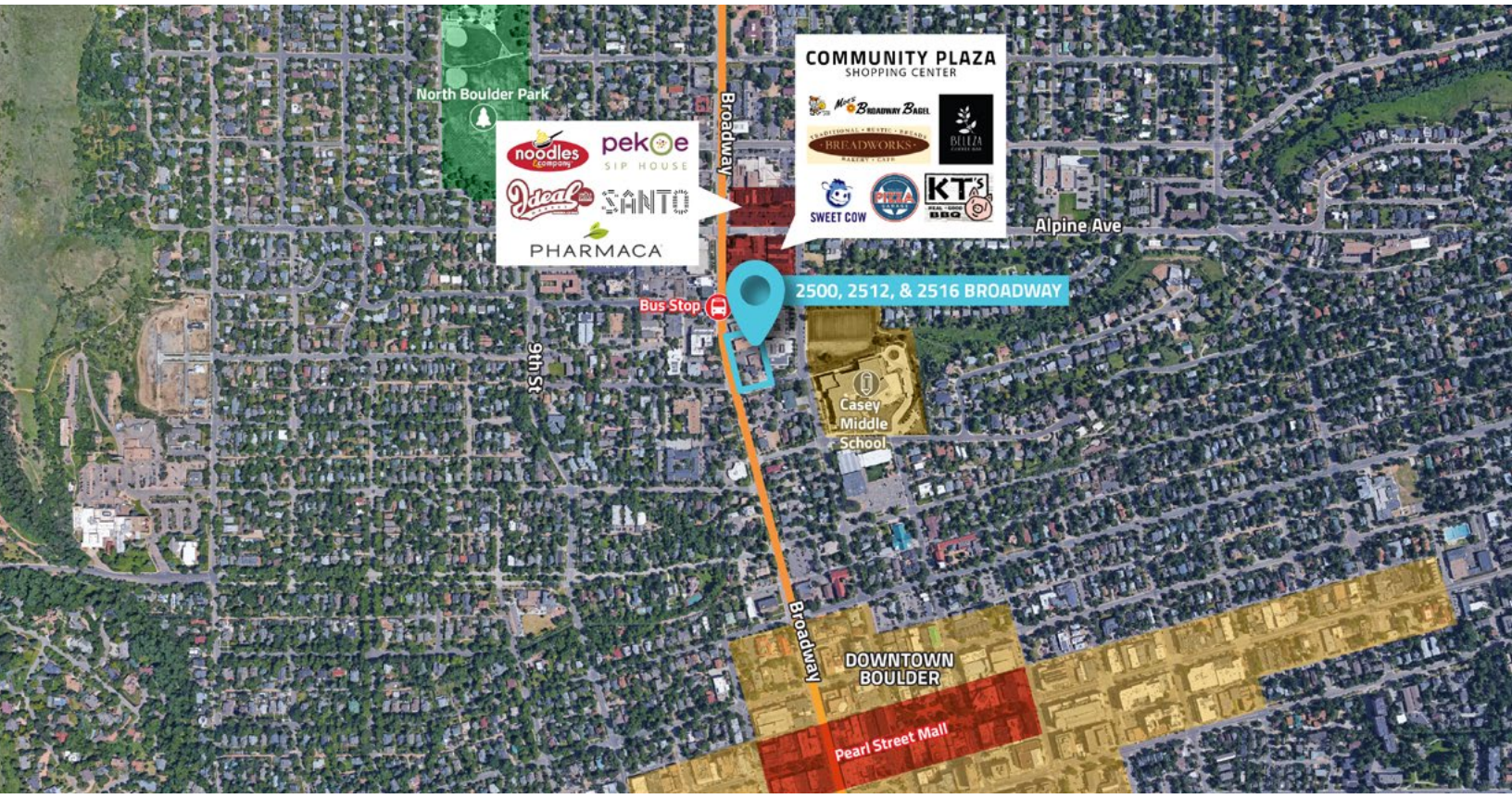

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BOULDER, CO | MARKET INFORMATION

Economic and Demographic Strengths

Boulder's economy is anchored by major employers such as Ball Aerospace, Google, and NOAA, alongside a thriving startup ecosystem supported by CU Boulder's research programs. The city's unemployment rate, consistently below the national average at 2.3% in March 2023, underscores its economic stability. With a median household income of approximately $97,000, Boulder attracts a highly educated and affluent demographic, including professionals, faculty, and a diverse student population from over 70 countries. The limited housing supply, coupled with CU Boulder's on-campus housing capacity of only about 8,000 beds, fuels strong demand for off-campus rentals and residential developments. The subject property's location within the Alpine Balsam Area Plan positions it to capitalize on this demand, supported by the city's pro-development initiatives to address housing shortages through public-private partnerships.

- *Doorloop, Boulder Real Estate Market Everything You Need to Know*
- *FortuneBuilders, Boulder, CO Real Estate Market Trends & Analysis*

Lifestyle and Amenities

Boulder's unparalleled lifestyle, defined by 155 miles of trails, world-class climbing, and proximity to ski resorts, makes it a magnet for outdoor enthusiasts. The historic Pearl Street Mall, a vibrant hub of shops, restaurants, and cultural events like the Boulder International Film Festival, enhances the city's appeal. The subject property's prime location in North Boulder, near Downtown and The Hill, offers easy access to these amenities and benefits from excellent public transit, including free bus access for CU students via the Buff OneCard. Boulder's commitment to sustainability, with 45% of its land preserved as open space, aligns with the Alpine Balsam Area Plan's focus on environmentally sustainable redevelopment, including parks and walkways, making the site ideal for community-focused projects.

- *Norada Real Estate, Boulder Housing Market: Prices, Trends, Forecast 2025-2026*

Housing Market Dynamics

Boulder's housing market is defined by chronic undersupply and intense demand, with median home prices reflecting the city's premium status. As of April 2025, the median home sale price in Boulder is $998,062, up 1.2% from the previous year, while Boulder County's median is $758,764, down 0.5%. The typical home value in Boulder is $988,341, though some sources report higher figures, such as $1,625,000 median list price. Rental rates remain strong, particularly for student and professional housing, with high demand driven by CU Boulder's enrollment and limited on-campus options. Studios and one-bedroom rentals average $1,200-$2,000/month, with premium properties commanding higher rates. The subject property's existing tenants—Anthem Branding, Mad Capital, Orbit/Mark Barnes, Pedego Electric Bikes, and Four Corners Hair Salon—provide immediate income during the entitlement process, enhancing its investment appeal.

- *Rocket, Boulder County, Colorado Housing Market Report April 2025*
- *Zillow, Boulder CO Home Prices & Home Values*

Market Outlook and Investment Potential

The Boulder real estate market remains a compelling investment opportunity despite high acquisition costs and regulatory hurdles. The subject property's strategic location within the Alpine Balsam Area Plan, combined with its zoning flexibility and existing tenant income, positions it as a prime redevelopment site. The market's transition toward balance, with a 33% increase in Boulder's housing inventory in April 2025 (991 homes for sale), offers developers more negotiating power while maintaining strong demand. Stable rent prices and projected growth in single-family home starts (up 13.8% nationally) further support the viability of residential projects. Investors can leverage Boulder's economic strength, high quality of life, and the Area Plan's pro-development framework to achieve stable, long-term returns, particularly for housing and mixed-use developments that align with the city's vision for the future.

- *Rocket, Boulder County, Colorado Housing Market Report April 2025*
- *Daily Camera, Home Hunting in 2025: Buyers and Sellers Can Expect Improvement*

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WHY BOULDER?

With 300 days of sunshine per year, numerous activities within it's backyard and access to top talent in the nation - the question is really...

Why NOT Boulder?

Boulder, Colorado, stands out as an exceptional place to live and work due to its unparalleled natural beauty and outdoor lifestyle. Nestled at the foothills of the Rocky Mountains, the city offers breathtaking views and immediate access to world-class hiking, biking, and skiing opportunities. The city's temperate climate, boasting 300 days of sunshine annually, ensures year-round enjoyment of its outdoor offerings, making it a haven for active individuals and families alike.

Beyond its scenic allure, Boulder fosters a vibrant, innovative community that appeals to professionals and entrepreneurs. Home to the University of Colorado Boulder and a thriving tech and startup scene, the city attracts forward-thinking minds and offers abundant career opportunities. A robust network of aerospace, biotech, and renewable energy firms, contribute to a dynamic economy. Boulder's commitment to sustainability and progressive values—evident in its mixed-use residential developments like the 2500-2516 Broadway opportunity—creates a forward-looking environment where work-life balance isn't just a goal, but a reality.

Boulder's cultural richness and small-town charm elevate its appeal as a premier destination to call home. The city boasts a lively arts scene, with venues like the Boulder Theater and a bustling downtown Pearl Street Mall filled with local shops, farm-to-table restaurants, and craft breweries. Community events, such as the Boulder International Film Festival and farmers' markets, foster a tight-knit, welcoming atmosphere. Coupled with top-tier schools, low crime rates, and a focus on wellness, Boulder seamlessly blends the energy of a growing city with the warmth of a close community, making it an unrivaled place to live and work.

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