

735 17TH STREET

BOULDER, CO 80302

OFFERED AT
\$2,600,000

PROPERTY TYPE
MUH

BUILDING SIZE
CURRENT: 3,678 SF
BUILD TO: 10,908 SF

PARCEL SIZE
10,915 SF

3 UNITS | 9 BEDS
Average Rents: \$1,675/Bed

ZONING
RM2

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PROPERTY HIGHLIGHTS

- 9 Bed / 3 Unit property leased through 07/2027
- Gross Rents for the 26-27 School Year: \$195,660
- Projected Cap Rate: 5.79%
- Current layout: lives like a 9-bedroom house with three kitchens on a 10,915 SF lot that allows for expansion
- Potential to redevelop the property up to 24 Beds total

STUDENT HOUSING INVESTMENT OPPORTUNITY ON THE HILL

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RENT ROLL + PRICING ANALYSIS

Property Address	Unit	Tenant	Sq. Ft.	Mo. Gross Rent	Lease Start	Lease Expiration	Sec. Deposit
735 17th Street	A	Base Rent 26-27		\$5,550.00	8/14/2026	8/7/2027	\$11,100.00
	B	Base Rent 26-27		\$5,950.00	8/14/2026	8/7/2027	\$11,900.00
	C	Base Rent 26-27		\$3,575.00	8/14/2026	8/7/2027	\$7,150.00
Charge-backs				\$1,230.00			
			3678	\$16,305.00			\$30,150.00

\$195,660.00	Annual Income
\$11,376.00	Taxes 2025
\$5,965.00	Insurance
\$3,738.00	Gas & Electric
\$3,464.00	Water
\$3,981.00	Trash
\$6,000.00	Maintenance
\$10,610.18	Management
\$45,134.18	Total Expenses
\$150,525.82	NOI

Valuation Metrics	
Annual Rental Income	\$180,900.00
Utility Reimb.	\$14,760.00
Gross Income	\$195,660.00
T12 Expenses	\$45,134.18
Net Operating Income	\$150,525.82
Asking Price	\$2,600,000
Cap Rate	5.79%
Price/Bed	\$288,889

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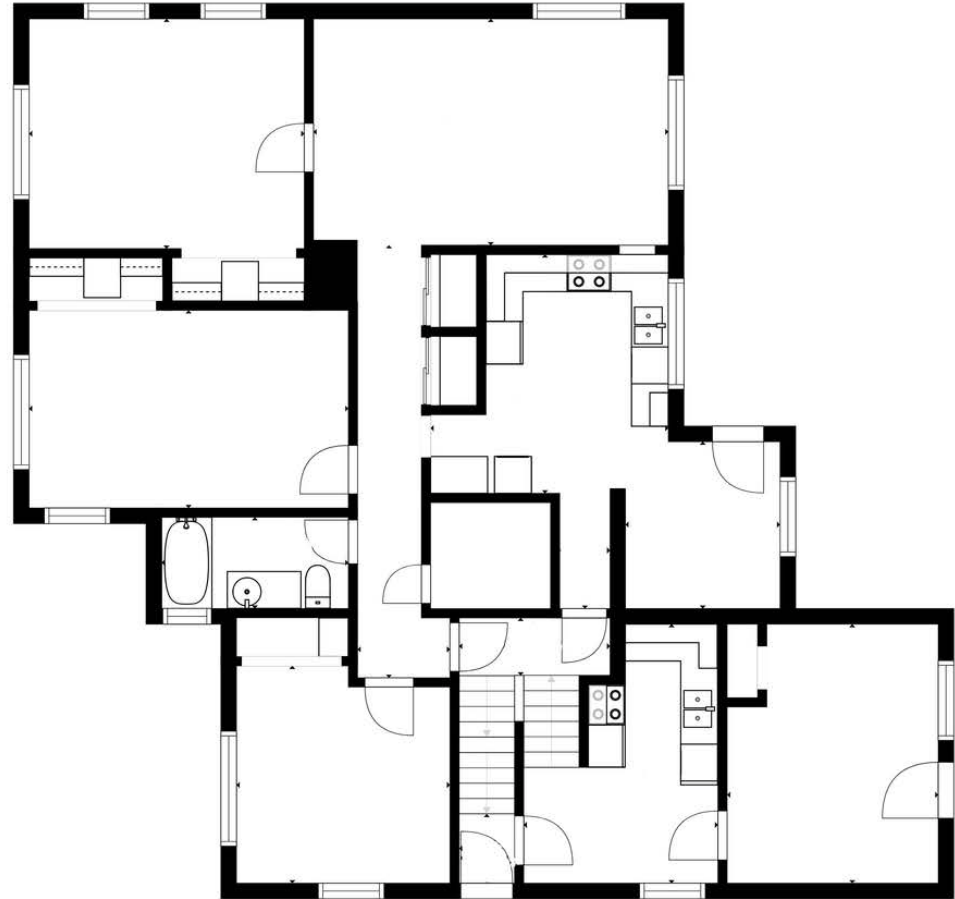
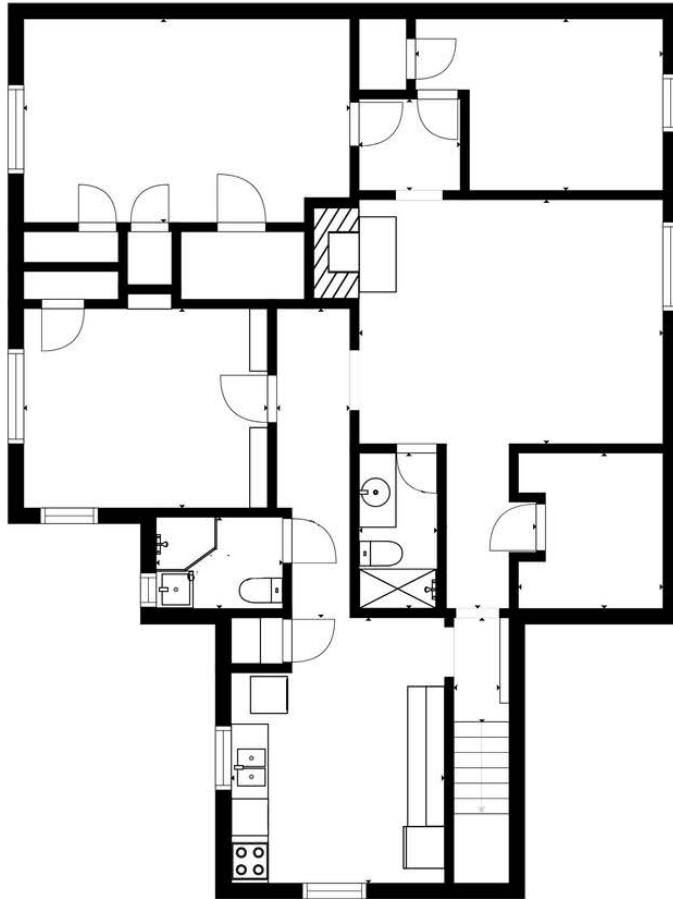
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CURRENT FLOORPLAN



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ZONING ANALYSIS & FEASIBILITY STUDY



A by-right triplex designed for modern student living.

PROJECT OVERVIEW

This report evaluates the feasibility of demolishing the existing building at 735 17th St. and constructing a new triplex. The proposed project is designed to be a by-right project, with maximum density and parking, and to provide a 1:1 bed-to-bath ratio to increase rentability.



BY-RIGHT PROJECT

Designed to comply with City of Boulder requirements without discretionary review.



MAXIMIZE DENSITY

Optimize buildable area, number of dwelling units, and bedrooms.



1:1 BED TO BATH

Each bedroom has a private bathroom for maximum rentability.



MAXIMIZE PARKING

On-site parking accessed from the alley to the west (5-6 spaces currently).

SITE AT-A-GLANCE

Lot Size	10,915 SF
Topography	Site slopes down - 8' from the alley (west) to 17 th street (east)
Neighborhood	University Hill
Zoning District	RM-2

EXISTING BUILDING



One-story (walk-out basement) triplex built in 1952 (74 years old).

BUILDING AREA:

- 1,913 SF First Floor Finished Area
- 1,765 Walk-Out Basement Finished Area

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ZONING ANALYSIS & FEASIBILITY STUDY

LOCATION & CONTEXT

Aerial View



Neighborhood Context



- Located on 17th Street, with an alley to the west and single-family homes (RL-1) beyond.
- On-street parking accessed from the alley.
- Street Trees: 2 deciduous trees with R.O.W.
- Wildland Urban Interface: Ignition Risk Area 3
- Geologic Constraint: Area of Swell Potential

ZONING & REGULATORY SUMMARY



Zoning District	RM-2
Max. Height	35'
Max. Stories	3
Min. Front Setback	25'
Min. Side Setback	5' (15' Total)
Min. Rea Setback	25'
Min. Lot/DU	3,500 SF
Solar Access	25' solar fence (adjacent to RL-1: 12' solar fence)

KEY PROJECT HIGHLIGHTS



By-right triplex development opportunity in RM-2 zoning



Maximizes units and bedrooms while providing 1:1 bed to bath ratio



On-site parking (5-6 spaces) accessed from the alley



Strong student rental demand in University Hill neighborhood



Complies with all City of Boulder Use, Form & Bulk, and Intensity Standards

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LOCATION & WALKABILITY

80 | 60 | 100

Walk Score | Transit Score | Bike Score

Positioned within walking distance of campus, The Hill, and the daily amenities that drive student demand.



CU Boulder Main Campus

0.5 miles 10 minutes

Folsom Field

0.7 miles, 15 minutes

Chataqua Park

0.6 miles, 12 minutes

Pearl Street Mall

1.4 miles, 31 minutes

Norlin Library (CU)

0.6 miles, 13 minutes

The Hill (University Hill)

0.7 miles, 14 minutes

RTD Bus (Broadway & Euclid)

0.4 miles, 8 minutes

Sprouts Grocery Store

1.0 mile, 20 minutes

DEMAND DEMOGRAPHICS

University Hill combines the country's most predictable rental demand with one of its most restricted supplies. Boulder's growth boundary and zoning have capped new construction for decades, while CU Boulder's enrollment keeps growing – leaving this submarket with consistent occupancy and durable pricing power year after year.

68,000

CU APPLICANTS (FALL 2024)

91.2%

STUDENT RETENTION

~\$1.1M

MEDIAN HOME (80302)

38,800+

CU ENROLLMENT

\$1,250-\$1,888

AVERAGE PER BED RENTAL RATE

23,000

UPPER DIVISION STUDENTS HOUSED
OFF-CAMPUS

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