

# 1319 SPRUCE STREET

BOULDER, CO 80302

## PROPERTY HIGHLIGHTS:

- Historic building in Downtown Boulder
- Fully leased through July 2027
- 8.5% cap rate (\*'26-'27 income)

OFFERED AT  
**\$3,900,000**

2026-2027 NOI  
**\$342,492**

BUILDING SIZE  
**12,254 SF**

ZONING  
**DT-3**

LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://MarketRealEstate.com)



Email to Request & Sign NDA  
for Complete OM

**DOWNTOWN BOULDER HISTORIC  
BUILDING FOR SALE**

**TODD WALSH, CCIM**

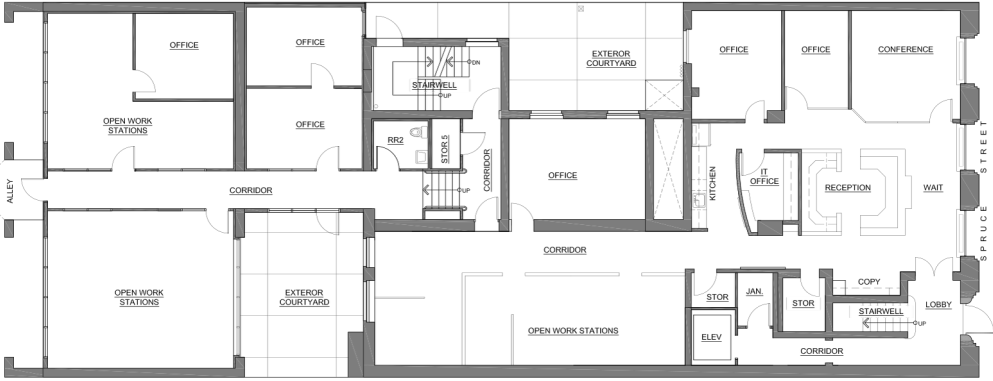
303 444 5040  
Todd@MarketRealEstate.com

**NATE LITSEY**

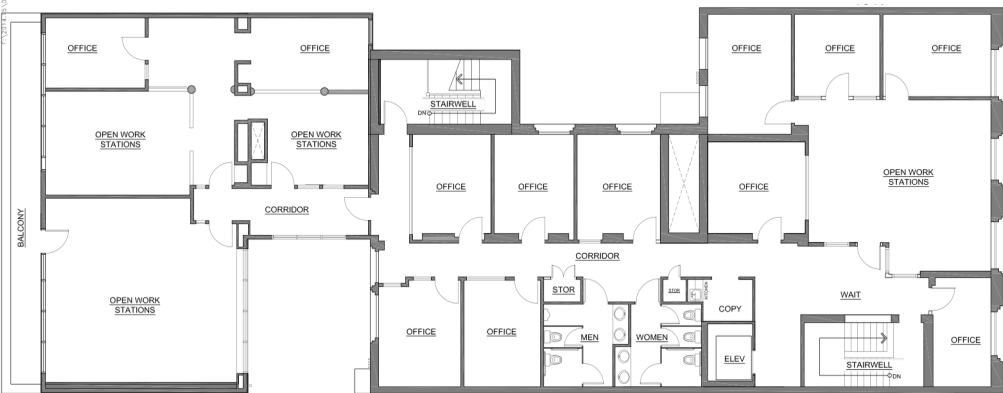
303 444 4024  
Nate@MarketRealEstate.com

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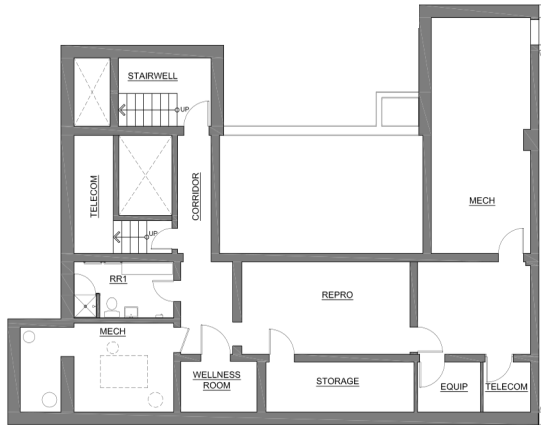
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FIRST FLOOR



SECOND FLOOR



BASEMENT

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## WHY DOWNTOWN BOULDER?

Downtown Boulder offers an outstanding combination of strong demographics and excellent market factors, all located in one of the most desirable entertainment/shopping districts in the United States. From outstanding demographics to high frequency of usage, Downtown Boulder is one of the best locations in Colorado to place your business for maximum sales opportunity.

- 2.5M SF (30% Retail, 52% Office, 18% Other)
- 51% of customers are Boulder residents
- 49% Male/51% Female
- Strongest market segment: 18-44 year-olds with household income over \$55,000
- 28K+ students & faculty of UC Boulder within 1 mile
- Ample city-owned parking structures, with free parking offered on weekends.

Downtown Boulder is one of the nation's hubs of the new economy and entrepreneurial companies. With over 10,000 employees downtown, the district enjoys the advantages of a built-in market. Employees are in downtown Boulder regardless of the time of year or the weather conditions, making them an active consumer group during traditionally slow times or during inclement weather.

Information provided courtesy of Downtown Boulder  
[boulderdowntown.com/business/business-resources](http://boulderdowntown.com/business/business-resources)



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## Sundance Boulder - Coming Soon!

### Sundance Film Festival 2027

After more than four decades in Park City, Utah, the Sundance Film Festival is heading to Boulder, Colorado. Starting in 2027, the iconic independent

film festival will call Boulder home, drawn by its thriving arts scene, distinctive small-town character, and breathtaking Rocky Mountain backdrop.

Proposed locations include the Boulder Theatre, and Hotel Boulderado, both of which are a half block from 1319 Spruce



Hotel Boulderado



Boulder Theatre

SPRUCE ST

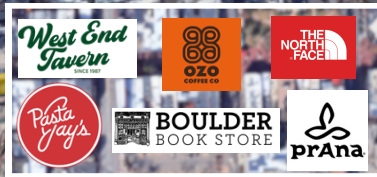
PEARL STREET MALL

PEARL ST

BROADWAY

13TH ST

14TH ST



BOULDER DUSHANBE TEAHOUSE  
THE BOULDER TEA COMPANY

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