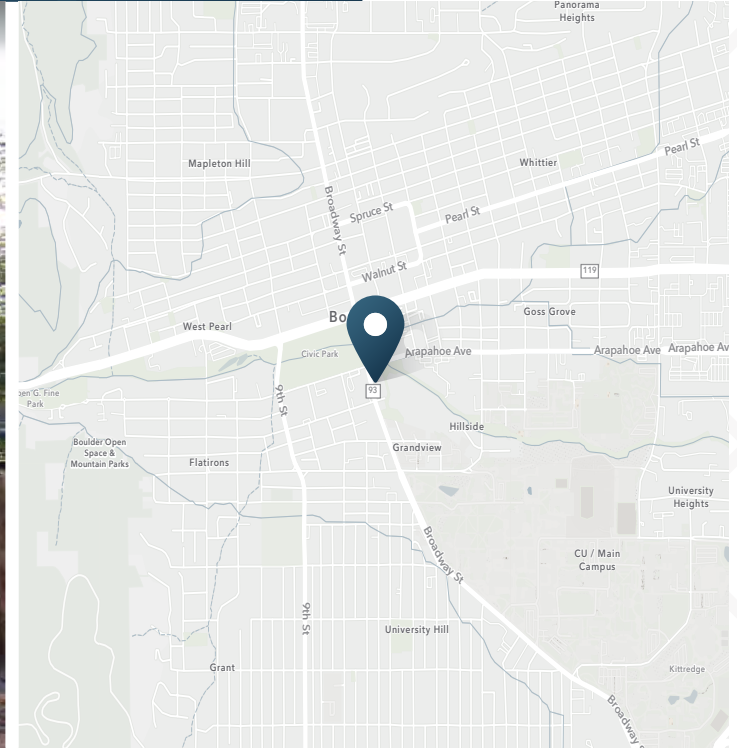


1640 Broadway

Boulder, CO 80302



FOR SALE OR LEASE

BUILDING SIZE

2,200 SF

LOT SIZE

2,962 SF

PRICE

Contact Broker

ZONING

TB-E

YEAR BUILT/ UPDATED

1951/2001

ABOUT THE PROPERTY

- Located just steps away from primary downtown corridor, University of Colorado, Boulder High & municipal buildings
- Strong visibility/signage
- Zoning suitable for medical, retail & other office use
- Parking: up to 6 spaces on lot, plus 6-2hr public adjacent to building
- Great owner/user opportunity
- Extensive sound mitigation
- Great natural lighting with 5 sky lights
- Roof recently re-coated with GacoFlex
- 6 treatment rooms, 2 bathrooms, shower, kitchen, administrative office, laundry room & ample closet/storage space

CONTACT

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Andrew Clemens | 303.390.5230 | andrew.clemens@srsre.com

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	26,992	97,577	116,132
Daytime Population	58,266	145,915	170,227
Avg. Household Income	\$107,997	\$132,955	\$138,129
Estimated Households	10,021	39,117	47,372

Year: 2023 | Source: Esri

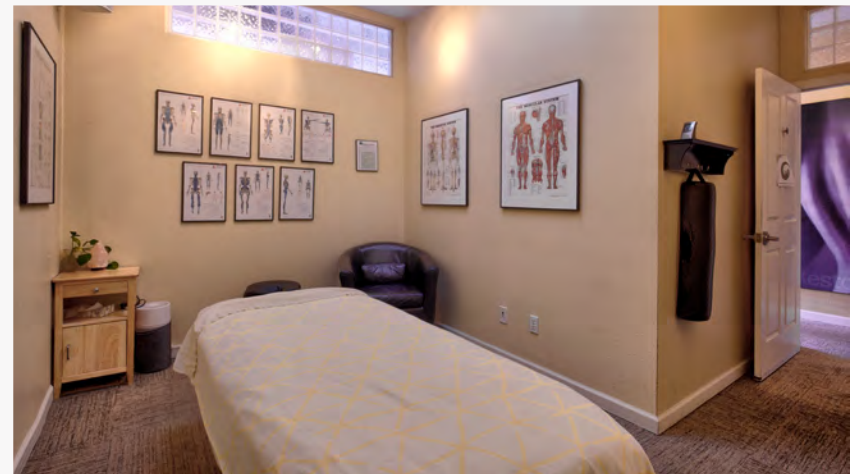
TRAFFIC COUNTS

Broadway	29,118 VPD
Boulder Canyon	23,950 VPD

Year: 2023 | Source: Esri

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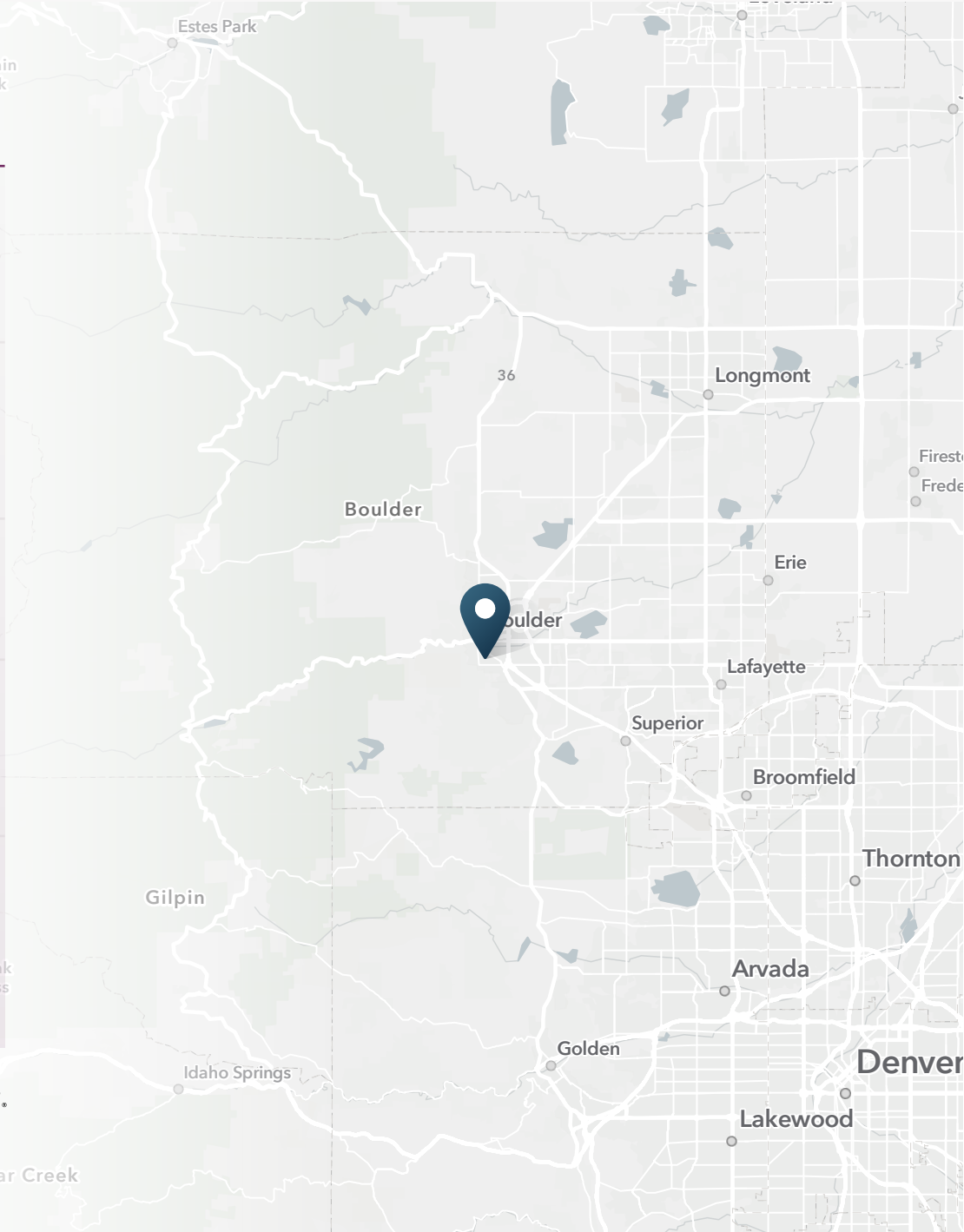
1640 Broadway

Boulder, CO 80302



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	99,999,999	99,999,999	99,999,999
2027 Projected Population	99,999,999	99,999,999	99,999,999
Projected Annual Growth 2022 to 2027	99,999,999	99,999,999	99,999,999
Daytime Population			
2022 Daytime Population	99,999,999	99,999,999	99,999,999
Workers	99,999,999	99,999,999	99,999,999
Residents	99,999,999	99,999,999	99,999,999
Income			
2022 Est. Average Household Income	99,999,999	99,999,999	99,999,999
2022 Est. Median Household Income	99,999,999	99,999,999	99,999,999
Households & Growth			
2022 Estimated Households	99,999,999	99,999,999	99,999,999
2027 Projected Households	99,999,999	99,999,999	99,999,999
Projected Annual Growth 2022 to 2027	99,999,999	99,999,999	99,999,999
Race & Ethnicity			
2022 Est. White	99,999,999	99,999,999	99,999,999
2022 Est. Black or African American	99,999,999	99,999,999	99,999,999
2022 Est. Asian or Pacific Islander	99,999,999	99,999,999	99,999,999
2022 Est. American Indian or Native Alaskan	99,999,999	99,999,999	99,999,999
2022 Est. Other Races	99,999,999	99,999,999	99,999,999
2022 Est. Hispanic	99,999,999	99,999,999	99,999,999



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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PLEASE BACK INTO
PARKING LOT
FOR EASIER EXIT

SRSRE.COM

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