

NIWOT
Retail Building
FOR SALE

INVESTMENT SALE
7.5% CAP RATE
FULLY LEASED

6924 N 79th Street
Niwot, CO 80503

**Colorado
Group**

CrabtreeTeam

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PROPERTY SUMMARY

A unique opportunity to own a fully leased, 4,282-square-foot stand-alone retail building situated on a 0.34-acre parcel. Located amongst the diverse tenant mix of the Cottonwood Square shopping center, and just a few blocks from charming downtown Niwot, this highly visible property offers excellent street frontage and convenient access to both local foot traffic and regional commuters. Current income yields a 7.5% CAP rate making a great long-term investment. With dedicated on-site parking and close proximity to surrounding shops, restaurants, and trails, this property combines small-town character with practical commercial appeal in one of Boulder County's most desirable communities with strong long-term occupancy rates.



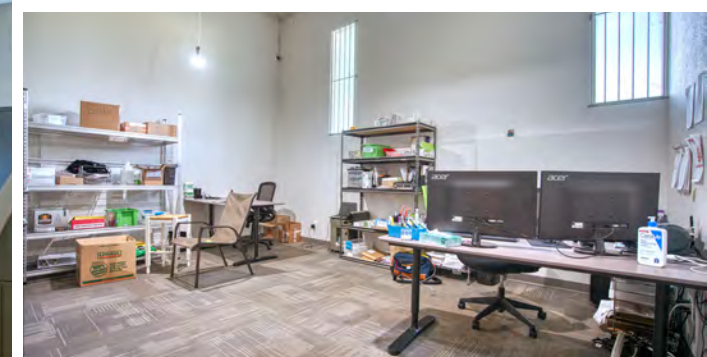
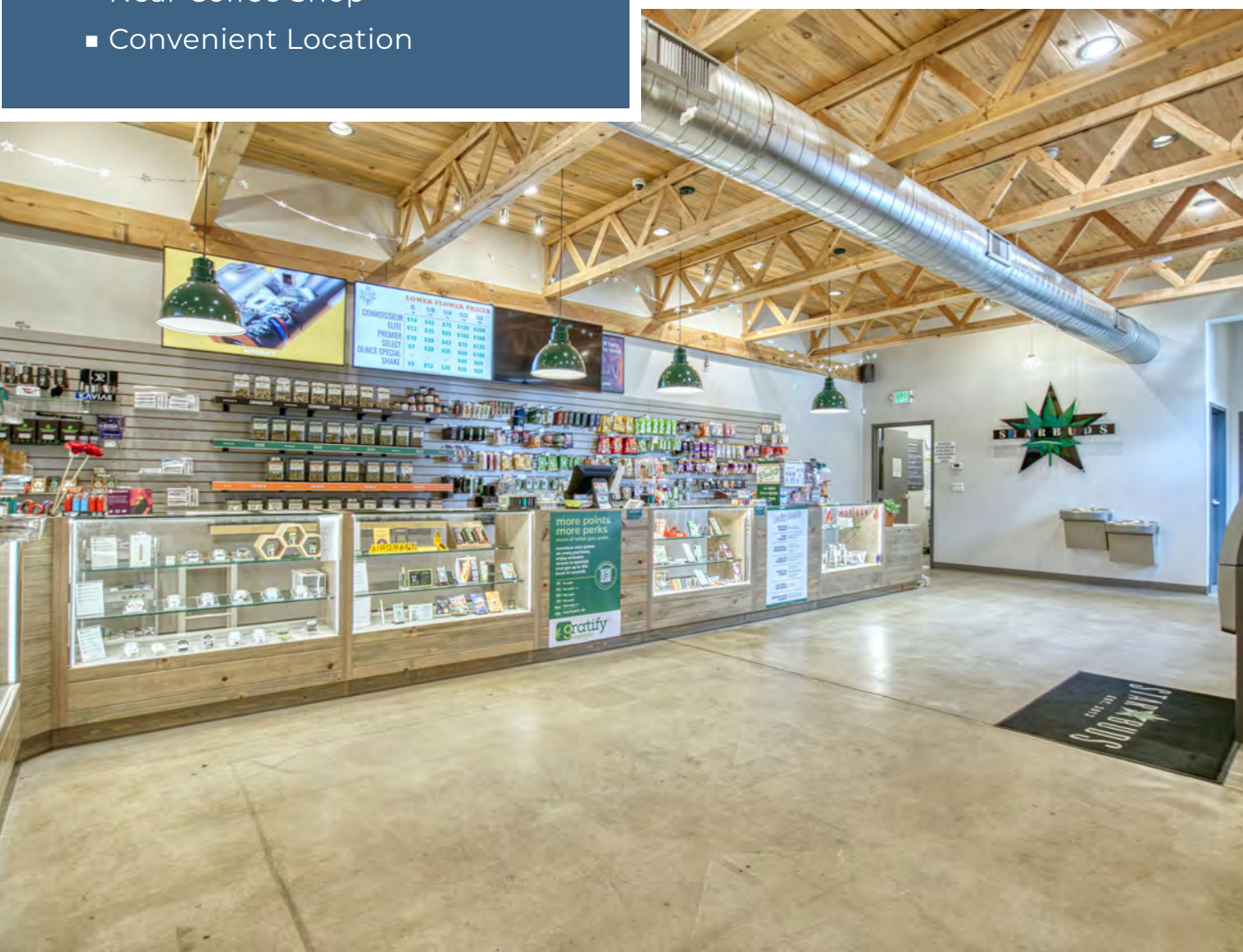
PROPERTY ADDRESS	6924 N 79th Street Niwot, cO 80503
LISTING PRICE	\$1,193,253 (\$278/SF)
LEASE EXPIRATION	12/18/2026
RENEWAL OPTIONS	1 option to renew for 3 year term at set rate*
CURRENT TENANT	Starbuds
CAP RATE	7.5%
CURRENT NOI	\$89,494 (\$20.90/SF)
COUNTY	Boulder
SQUARE FOOTAGE	4,282 SF
LAND SIZE	0.34 Acres
PROPERTY ZONING	B-Business
PROPERTY TAXES	\$37,107
YEAR BUILT	1983





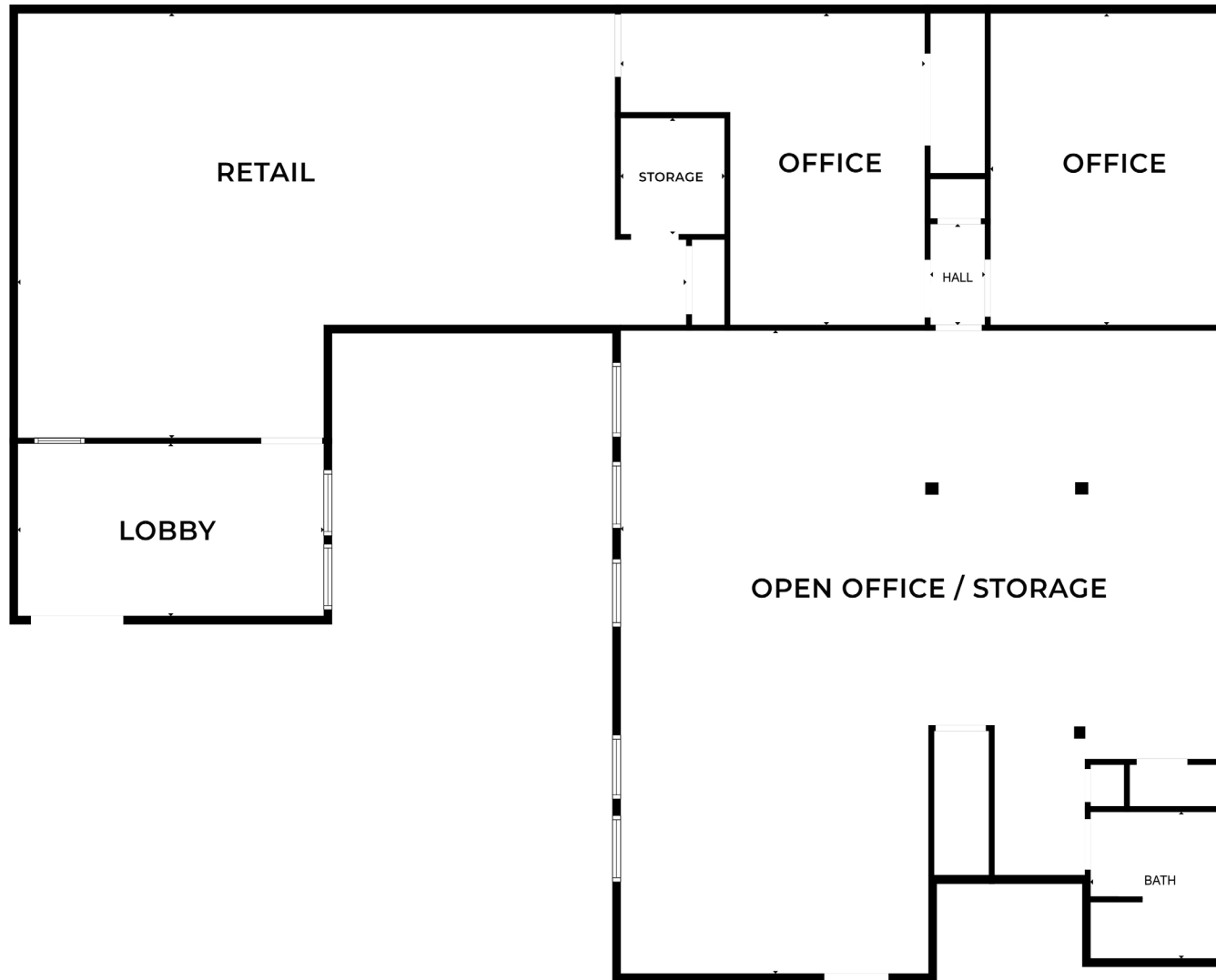
HIGHLIGHTS

- Located in Cottonwood Square Shopping Center
- Stand-alone Building
- Investment Opportunity
- Ample on-site parking
- Foot Traffic
- Near Restaurants
- Near Coffee Shop
- Convenient Location



PROPERTY

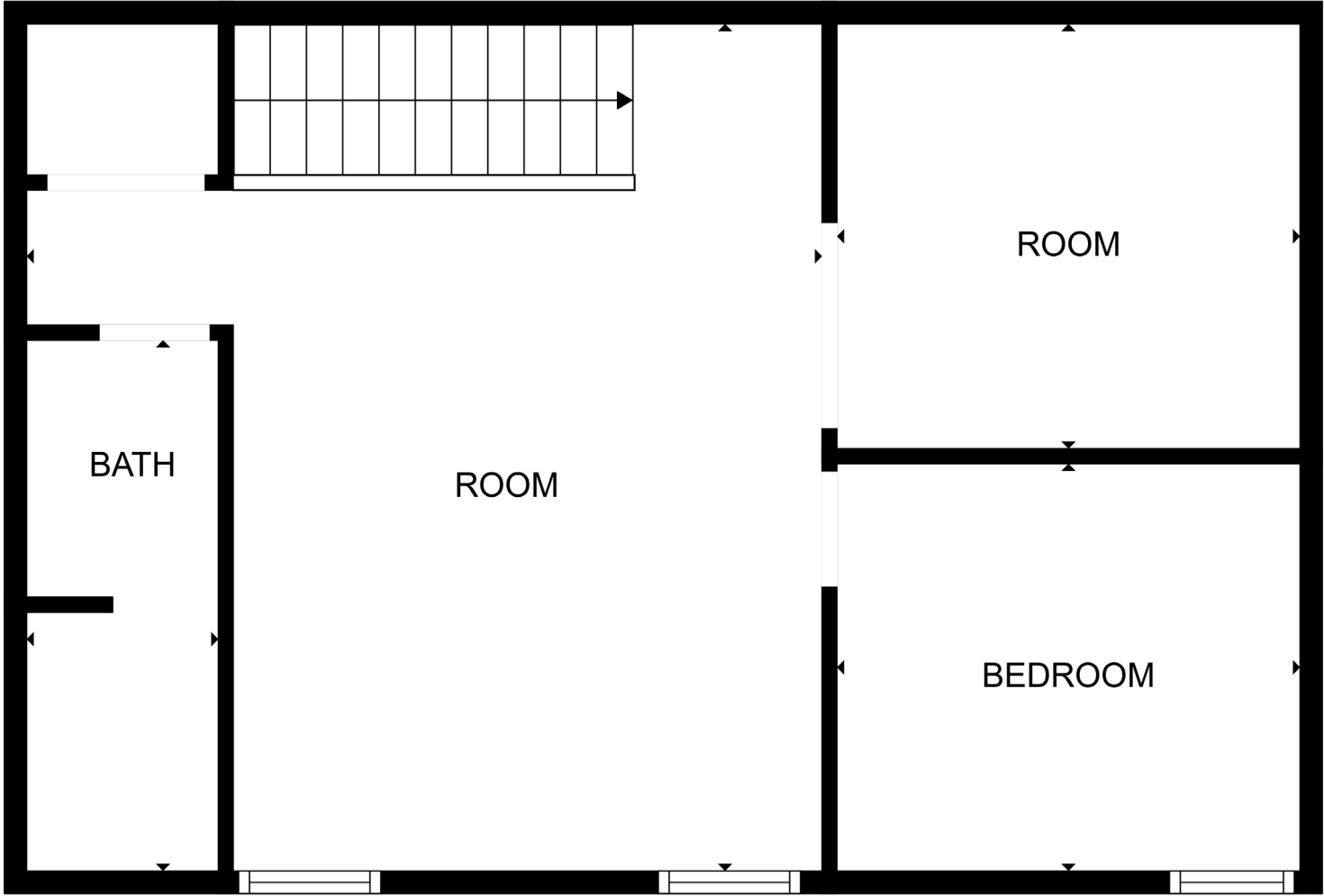
FLOOR PLAN - 1ST FLOOR



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PROPERTY

FLOOR PLAN - 2ND FLOOR





6924 N 79th
Niwot, CO

1



2



3



Explore
more here



Denver
International Airport

45
minutes



Downtown Boulder

5
minutes



Hiking/Biking
Trails

5
minutes



Downtown Denver

35
minutes



FOR MORE INFORMATION

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