



BENCHMARK
COMMERCIAL REAL ESTATE



3200 Pearl Street
Boulder, CO 80301

FOR SALE
\$1,850,000

DISCLAIMER

3200 Pearl Street (“Property”) is being offered for sale in an “as-is, where-is” condition and Seller and Benchmark Commercial LLC (“Agent”) make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The enclosed materials were prepared in September 2021 and are being provided solely to facilitate the prospective purchaser’s understanding of the Property. The Offering Memorandum does not constitute a representation that there have been no changes in the business or affairs of the Property since the date of preparation of the Offering Memorandum. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, members, partners, and directors, as to the accuracy or completeness of the information contained herein. Further, nothing contained herein shall be relied on as a promise or representation as to future performance of the Property.

Additional information and an opportunity to inspect the Property will be available upon request of qualified prospective purchasers. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Benchmark Commercial LLC is not qualified to advise you as to what, if any, changes may be required now or in the future. Any prospective purchaser should consult an attorney and qualified design professional of their choice for information regarding these matters.

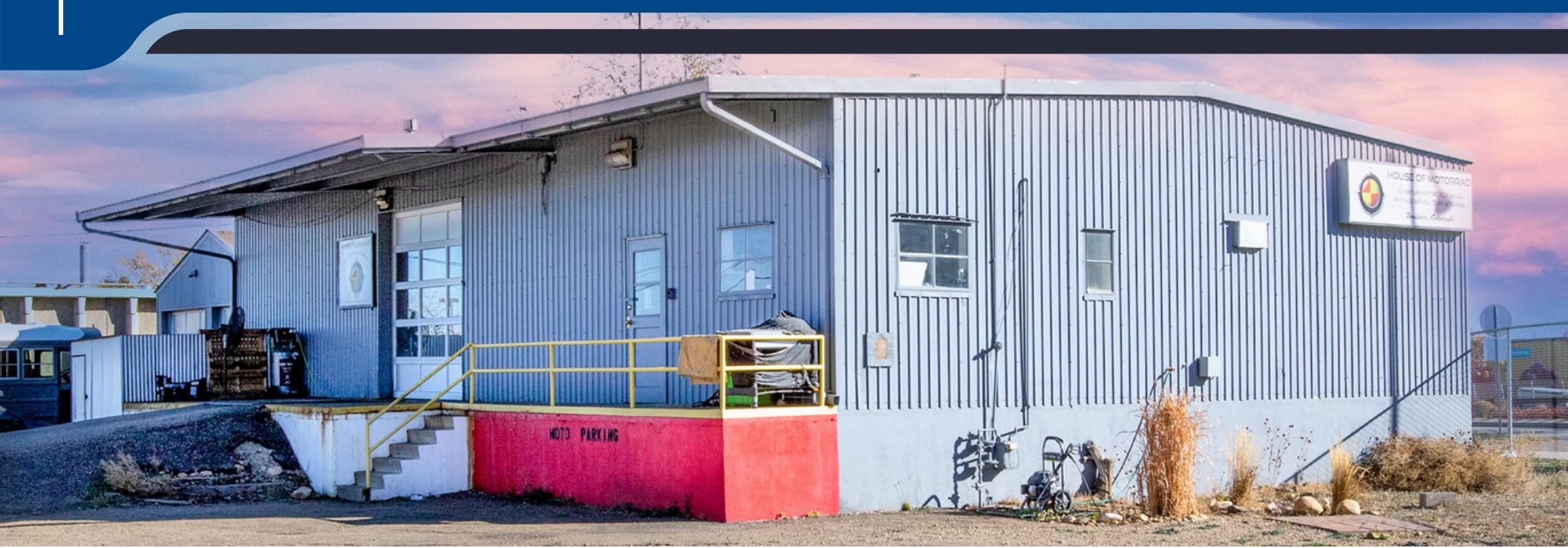
Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations there-under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request or if you have no interest in the Property at this time; and (b) the recipient shall not contact the Tenant or their employees directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The property will be shown to prospective investors by appointment only. Please contact Tanner Mason for a private showing.





PRIME OWNER-USER OR DEVELOPMENT PLAY NEAR PROPOSED PEARL ARTS DISTRICT WITH STRONG EXPOSURE AND MODERN IMPROVEMENTS

This strategically located property offers exceptional visibility and accessibility in Boulder's thriving business corridor. Positioned just two blocks east of the Google Campus with convenient access to Foothills Parkway and the Diagonal Highway, the site enjoys exposure to approximately 24,000 vehicles per day along Pearl Street (Source: CoStar) and sits north of the future "Pearl Arts District", a proposed and planned redevelopment urban neighborhood anchored by a large 2,500 person performing arts venue and a two-story community rehearsal space for boulder's performing arts community, a hotel, and three TOD (transit-oriented development) apartment buildings.

Extensive upgrades completed in 2018 include new HVAC systems in both buildings, three glass roll-up doors, fresh exterior paint, and a new roof coating for the larger building. The property also benefits from a grandfathered signage box facing Pearl Street, providing strong branding potential. Located within one block of Sanitas Brewing and Boulder Indoor Soccer, the property is surrounded by vibrant amenities and offers a Walk Score® of 53 ("Somewhat Walkable") and a Transit Score® of 42 ("Some Transit").



PROPERTY USE

WAREHOUSE



BUILDING SIZE

3,285 GROSS SF



LOT SIZE

.52 ACRES / 22,645 SF



ZONING

IS-1 (INDUSTRIAL SERVICE 1)
ZONING TABLE [LINK](#)

PARKING

7.61/1000 NOT CURRENTLY
STRIPED, LOTS OF PARKING

TAXES

\$18,880



YEAR BUILT

1963



CONSTRUCTION

CLEAR SPAN METAL
BUILDINGS

LOADING

2 DRIVE IN DOORS IN SMALL
BUILDING, 1 CURRENT DRIVE IN,
DESIGNED AS DOCK HI IN
LARGE BUILDING

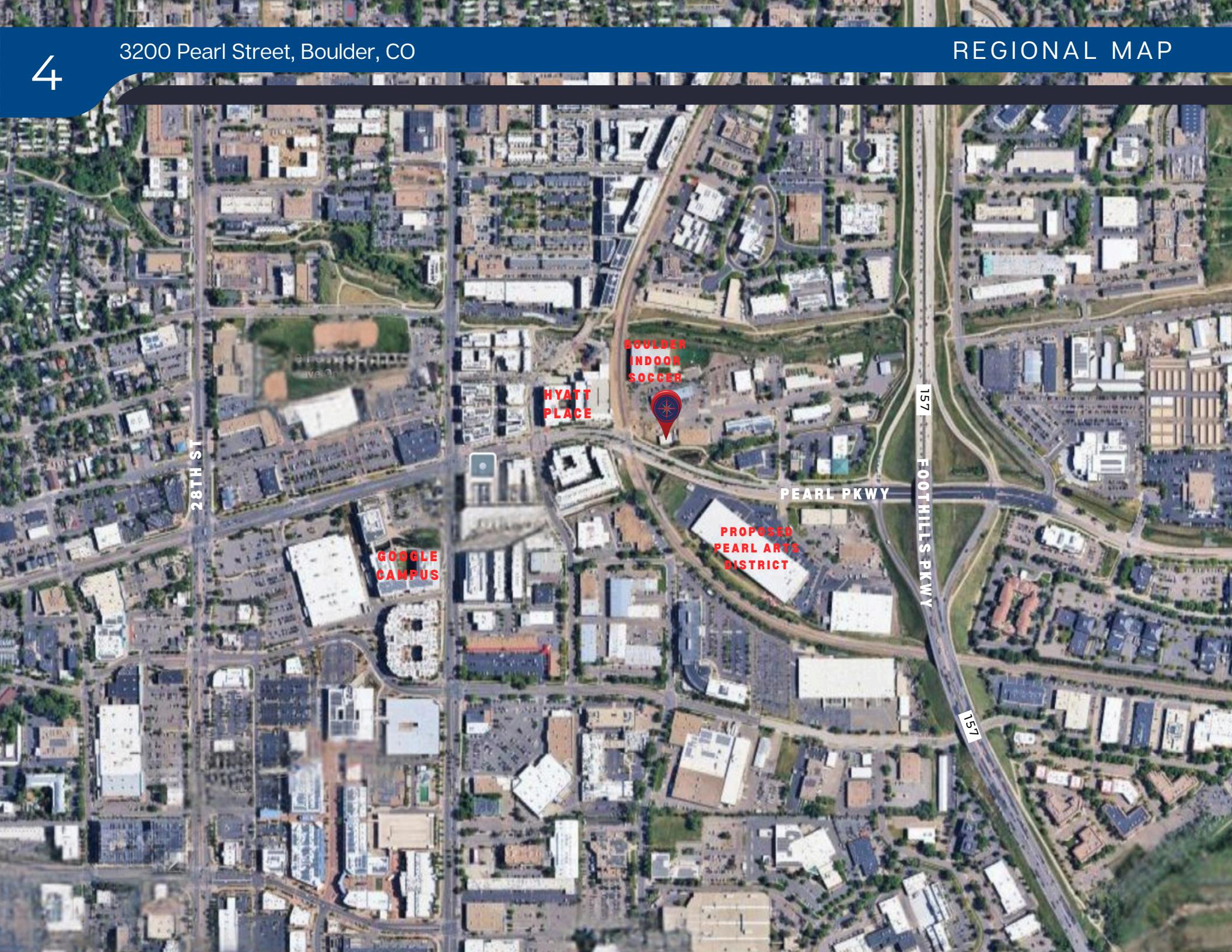
- EASY ACCESS TO FOOTHILLS PARKWAY
- LOCATED JUST EAST OF THE GOOGLE CAMPUS
- EXCELLENT VISIBILITY FROM PEARL STREET 24,000 CARS PER DAY (SOURCE: COSTAR)
- CLOSE TO DIAGONAL HIGHWAY
- ADJACENT TO POTENTIAL FUTURE BOULDER-DENVER RAIL LINE AND PEARL ARTS DISTRICT
- IMPROVEMENTS IN 2018:
 - NEW HVAC IN BOTH BUILDINGS
 - NEW GLASS ROLL UP DOOR
 - NEW EXTERIOR PAINT
 - NEW ROOF COATING FOR LARGER BUILDING
 - GRANDFATHERED SIGNAGE BOX FACING PEARL ST.
- WITHIN ONE BLOCK OF BOULDER INDOOR SOCCER

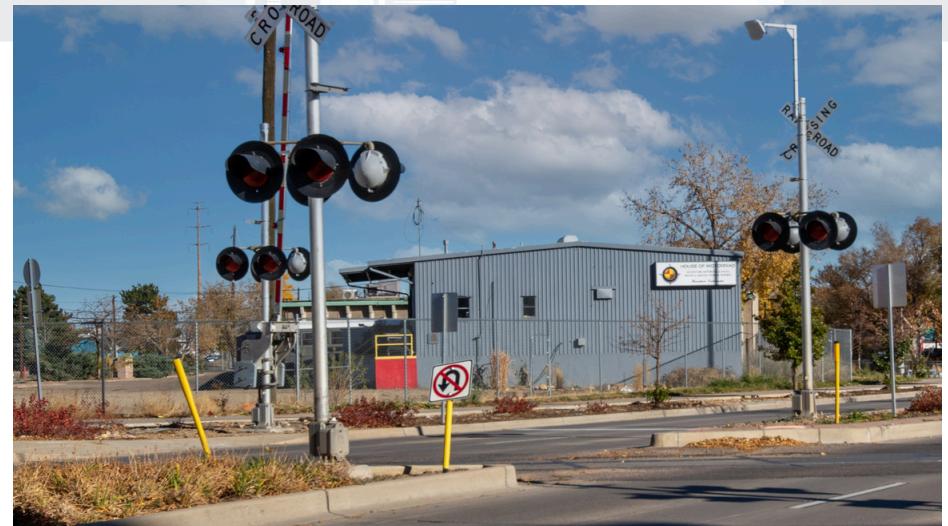
Pearl District



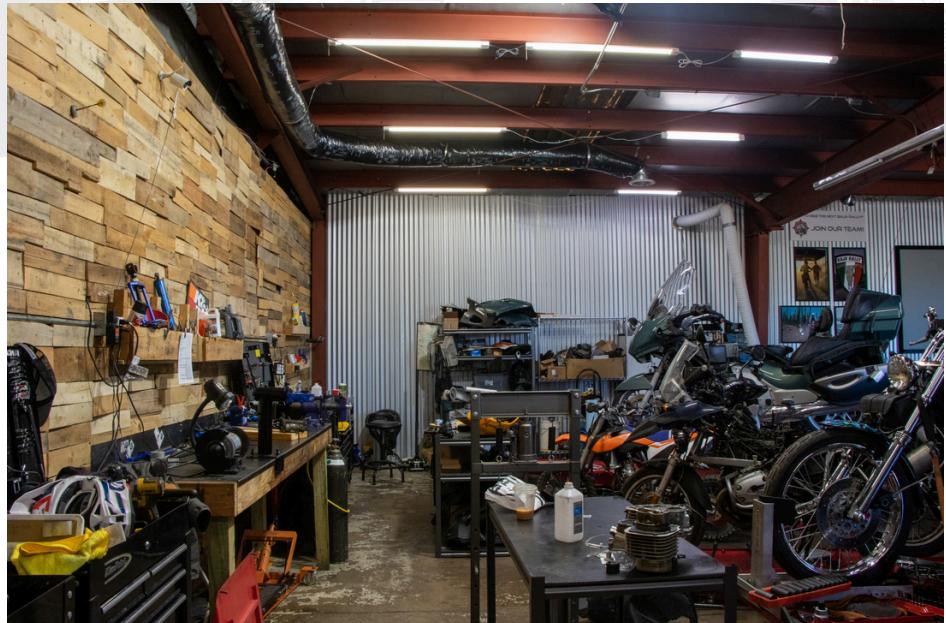
This strategically located property offers exceptional visibility and accessibility in Boulder's thriving business corridor. Positioned just east of the Google Campus with convenient access to Foothills Parkway and the Diagonal Highway, the site enjoys exposure to approximately 24,000 vehicles per day along Pearl Street (Source: CoStar) and sits adjacent to the potential future Boulder-Denver rail line and north of proposed Pearl Arts District.

Extensive upgrades completed in 2018 include new HVAC systems in both buildings, a glass roll-up door, fresh exterior paint, and a new roof coating for the larger building. The property also benefits from a grandfathered signage box facing Pearl Street, providing strong branding potential. Located within one block of Sanitas Brewing and Boulder Indoor Soccer, the property is surrounded by vibrant amenities and offers a Walk Score® of 53 ("Somewhat Walkable") and a Transit Score® of 42 ("Some Transit").











BENCHMARK
COMMERCIAL REAL ESTATE



CONTACT US

Tanner Mason

Managing Broker

303.395.0112

Tanner@CREBenchmark.com

www.CREBenchmark.com