



## FOR SALE

2790 Valmont Road  
Boulder, CO 80304



SIZE  
3,740 SF



SALE PRICE  
\$1,750,000



PRICE PSF  
\$468 / SF

## INVESTMENT SALE

### Aaron Evans

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### Paul Whiteside

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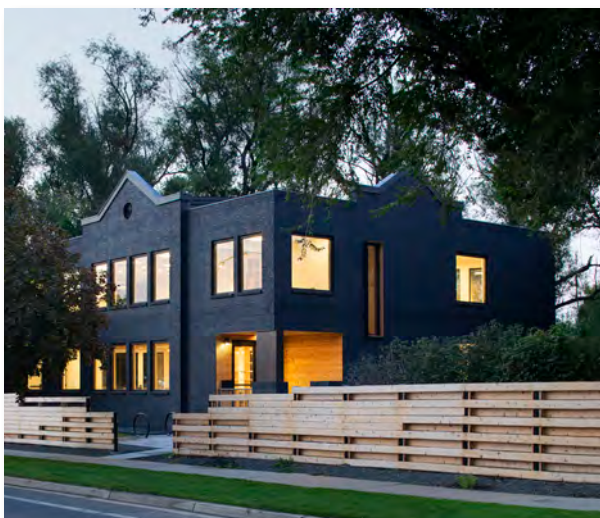
With a great, local tenant occupying this space in its entirety, 2790 Valmont Street is a stand-alone building providing long term stability, with a nine year lease term in place through June 30, 2034. Remodeled in 2021 into a light, bright, fun and open working environment, this space also boasts large windows providing lots of natural light and ample parking (10 on-site parking spaces).

- NOI for July 1, 2025 - 2026 = \$96,305  
+ 3% annual increases



**FOR  
SALE**

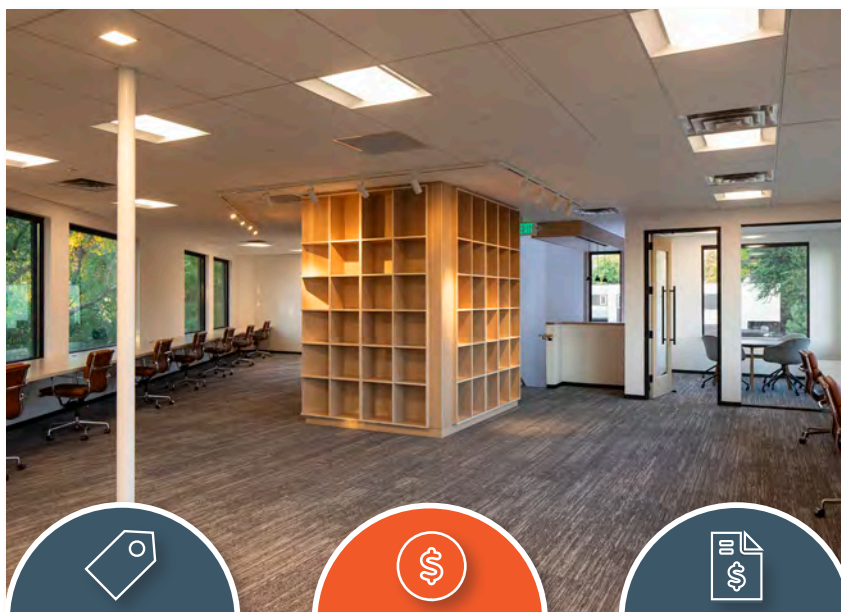
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**PRICE PSF**  
\$468 / SF

  
**SALE PRICE**  
\$1,750,000

  
**EST. OP EX**  
\$10.54 / SF





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## LOCATION DETAILS

Offering a great central Boulder location near the corner of Valmont Road & 28th Street, 2790 Valmont Road is also easily accessible from either direction and provides direct access to numerous amenities including but not limited to Rayback Collective, La Mariposa, Boulder Pho, Gabee Coffee, Dot's Diner, The Goose Creek Bike Path and more.

