

1729 and 1779 Valtec Lane

Two Industrial Buildings for Sale or Lease / 31,000 SF

STRONG 80% OCCUPANCY



**1729 AND 1779 VALTEC LANE
BOULDER, CO, 80301**

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**Colorado
Group**

FOR SALE/LEASE

1729 AND 1779 VALTEC LANE,
BOULDER, CO, 80301

1779 Valtec Ln

1729 Valtec Ln

ARAPAHOE AVE

Table of Contents

3 Executive Summary

4 Property Overview

5 Floor Plan

6 Comparable Sales

7 Area Map

8 Regional Overview

9 Demographics

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Over 80% leased!

Two industrial building Industrial Properties in Boulder County for Sale or Lease.

Two industrial buildings are ideally located just off Arapahoe Avenue at Valtec Lane. According to the Boulder County Assessor, 1729 Valtec Lane (built in 1974) totals approximately 16,600 square feet, and 1779 Valtec Lane (built in 1971) totals approximately 14,400 square feet. Both properties are serviced by well and septic. 1779 Valtec features grade-level overhead doors, approximately 20-foot warehouse clear height, and a paved parking lot, providing functional space well-suited for a variety of industrial or flex users in a highly accessible location. 1729 Valtec offers 1 dock high door and 2 grade level doors for loading as well as 16' ceilings. Approx 19,900 SF for an owner user. Contact broker for specific details on available units for lease.

FEATURE HIGHLIGHTS

-  Multiple Loading Doors- Drive-In and Loading Dock
-  Multi-tenant industrial buildings
-  Near Bus
-  High Ceiling Heights

PROPERTY OVERVIEW

PROPERTY LOCATION	1729 + 1779 Valtec Lane, Boulder, CO, 80301
SALE PRICE	\$4,500,000
LEASE RATE	\$10.00/RSF NNN (5,600 RSF*)
EXPENSES (EST)	\$5.00/RSF
SITE SIZE	1.84 Acres 1729 Valtec: 0.98 Acres 1779 Valtec: 0.86 Acres
BUILDING SIZE	31,000 SF* 1729 Valtec: 16,600 SF* 1779 Valtec: 14,400 SF*
DATE AVAILABLE	Immediately
PARKING	On-site Parking
ZONING	GI-General Industrial
TENANT/LEASED	See broker for rent roll.

*Source- Boulder County assessor



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PROPERTY OVERVIEW

1729 AND 1779 VALTEC LANE,
BOULDER, CO, 80301

2
BUILDINGS

31,000SF
BUILDING SIZE

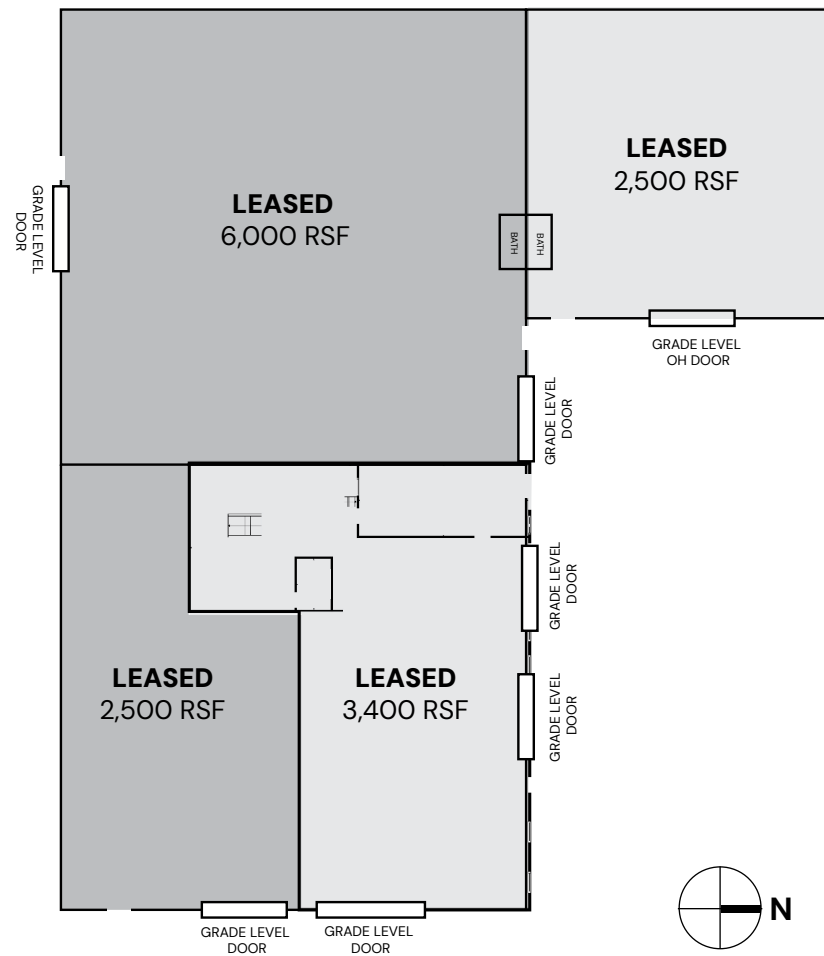
GI
ZONING



1729 VALTEC LANE 16,600 SF



1779 VALTEC LANE 14,400 SF



Over 80% leased!



COMPARABLE SALES

1729 AND 1779 VALTEC LANE,
BOULDER, CO, 80301



2480 49th Street, Boulder

SF	32,076 SF
SALE PRICE	\$6,095,000
\$/SF	\$190
SALE DATE	9/25/2025



7123 Arapahoe, Boulder

SF	10,240 SF
SALE PRICE	\$3,125,000
\$/SF	\$305
SALE DATE	7/1/2024



1860 38th Street, Boulder

SF	14,271 SF
SALE PRICE	\$3,700,000
\$/SF	\$259
SALE DATE	11/21/2025



1720 Range Street, Boulder

SF	13,458 SF
SALE PRICE	\$3,000,000
\$/SF	\$223
SALE DATE	10/6/2025



465 S Pierce Ave, Louisville

SF	14,850 SF
SALE PRICE	\$3,550,000
\$/SF	\$239
SALE DATE	3/26/2025



2840 Wilderness, Boulder

SF	22,585 SF
SALE PRICE	\$5,450,000
\$/SF	\$241
SALE DATE	1/13/2025



AREA MAP

1729 AND 1779 VALTEC LANE,
BOULDER, CO, 80301



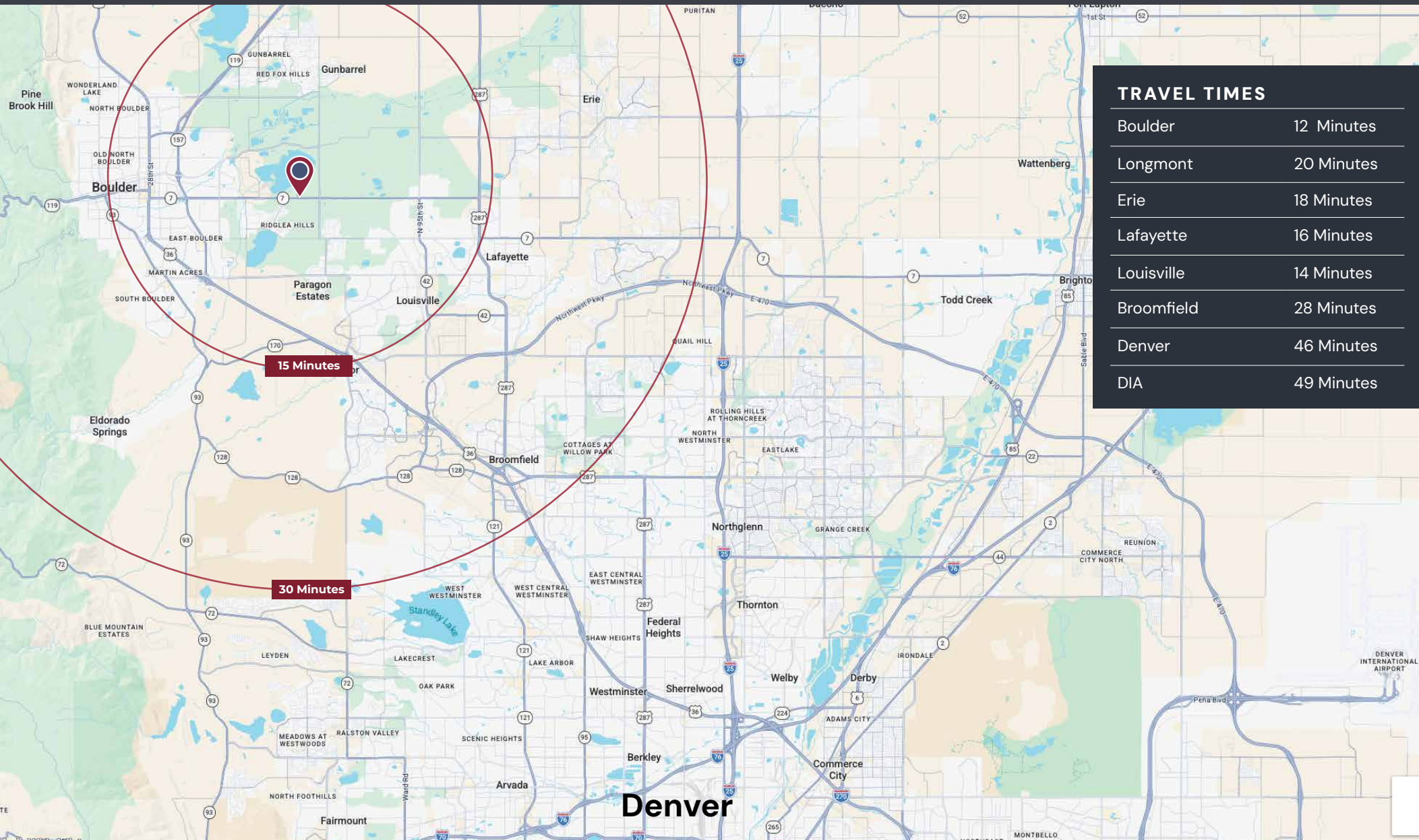
Explore more
in the area.



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REGIONAL OVERVIEW

1729 AND 1779 VALTEC LANE,
BOULDER, CO, 80301



DEMOGRAPHICS & DATA SUMMARY

1729 AND 1779 VALTEC LANE,
BOULDER, CO, 80301



POPULATION

2 MILE RADIUS

2,708

5 MILE RADIUS

140,369

10 MILE RADIUS

333,551



EMPLOYEES

2 MILE RADIUS

6,127

5 MILE RADIUS

124,261

10 MILE RADIUS

212,835



AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

\$170,932

5 MILE RADIUS

\$123,937

10 MILE RADIUS

\$133,756

Located in the 80301 ZIP code of Boulder, the area surrounding 1729 and 1779 Valtec Lane benefits from one of the most affluent and highly educated populations in the region.

With a median age in the upper 30s, the community is largely composed of working professionals and established households. Median household incomes are significantly above national averages, and educational attainment is exceptionally strong, with a high percentage of residents holding bachelor's and advanced degrees. The area reflects Boulder's broader reputation for a skilled workforce, strong economic fundamentals, and high housing values, making it a desirable and stable commercial location.





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1729 and 1779 Valtec Ln. Boulder, CO 80301

FOR MORE INFORMATION
ON THIS PROPERTY,
PLEASE CONTACT:



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