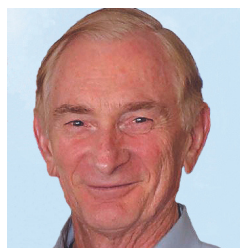


Downtown Boulder Development Opportunity – 1 Acre

Unlock the potential of this prime 1-acre site in the heart of downtown Boulder.

- ✓ Adjacent to new City of Boulder offices & housing
- ✓ Across from Ideal Market, restaurants, pharmacy & shopping
- ✓ One block to North Boulder Park
- ✓ High-visibility location with walkable amenities
- ✓ Unlimited potential for commercial, mixed-use, or residential development

Don't miss this rare chance to build in one of Boulder's most desirable areas!



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1120 & 1130
ALPINE AVE, BOULDER



1120 & 1130 ALPINE AVE BOULDER

Prime Downtown Boulder Development Opportunity

Exceptional 1-acre parcel located in the heart of downtown Boulder, Colorado—offering a rare opportunity for visionary development. This premier site is adjacent to the new City of Boulder offices and housing, and directly across from Ideal Market, local restaurants, pharmacy, and everyday shopping conveniences. Just one block from the scenic North Boulder Park, the location combines high visibility with unbeatable walkability. With its central position and dynamic surroundings, this property presents unlimited potential for commercial, mixed-use, or residential projects in one of Boulder's most sought-after areas.

