



**FOR
SALE**

**3,917 SF FREESTANDING
INDUSTRIAL/RETAIL BUILDING | BOULDER, CO**

NAI Shames Makovsky

Sandy Feld (303) 565 3024

sfeld@shamesmakovsky.com

2480

30TH STREET

BOULDER, CO 80301

TABLE OF CONTENTS

1 Investment Highlights
Page 3

2 Tenant Overview
Page 5

3 Property Overview
Page 6

4 Area Overview
Page 10

5 Demographics
Page 12



Strong National Tenant

- Leased to Safelite AutoGlass, the nation's leading provider of windshield repair and replacement services.
- Safelite operates hundreds of locations nationwide and benefits from strong brand recognition and national marketing.
- Backed by the scale and reputation of its parent company, Belron, the world's largest vehicle glass repair and replacement provider.

Essential Automotive Service

- Windshield repair and replacement is a needs-based automotive service, supporting steady demand regardless of economic cycles.
- Services virtually all vehicle makes and models and benefits from continued vehicle ownership and high roadway usage.

Prime Central Boulder Location

- Situated along 30th Street, a major north-south commercial corridor in Boulder with strong daily traffic.
- Excellent accessibility with close proximity to Arapahoe Avenue and Colorado Avenue
- Centrally positioned within Boulder's primary retail and commercial district.

Premier Retail & Lifestyle Amenities

- Minutes from Twenty Ninth Street, Boulder's premier open-air retail destination featuring national retailers, dining, and entertainment.
- Near the iconic Pearl Street Mall, one of Colorado's most vibrant shopping and dining districts.

Strong Boulder Market Fundamentals

- Boulder consistently ranks among the most desirable and supply-constrained real estate markets in Colorado.
- Home to University of Colorado Boulder, supporting a large student population, workforce talent pipeline, and strong economic activity.
- Anchored by leading employers in technology, aerospace, research, and natural sciences.

High-Barrier-to-Entry Market

- Boulder's strict growth regulations and limited land availability create high barriers to entry for new development.
- Constrained supply supports long-term property value stability and tenant demand.

Dense Infill Customer Base

- Surrounded by established residential neighborhoods and a large daytime population.
- Central location allows Safelite to efficiently serve the greater Boulder and surrounding communities.



Sale Price Contact Broker

Property Facts

Building Size	3,917 SF
Lot Size	15,700 SF (0.36 AC)
Year Built/Reno	1982
Zoning	TBD
Loading	(Two) 2 10' x 10' Drive In Door
Clear Height	14'
Property Taxes	\$36,759.40 (2025 payable 2026)



Safelite

Safelite AutoGlass is the largest provider of vehicle glass repair, replacement, and recalibration services in the United States. Founded in 1947, the company has grown into a nationally recognized brand serving millions of customers each year through a network of retail service centers and mobile technicians. Safelite specializes in windshield repair and replacement for virtually all vehicle makes and models and has become an industry leader through its focus on quality service, advanced technology, and convenient customer solutions.

Safelite operates as part of Belron, the world's leading vehicle glass repair and replacement company. Belron operates in more than 35 countries across six continents and serves over 30 million customers annually through well-known brands around the globe. This international scale provides Safelite with significant operational resources, advanced technology, and supply chain efficiencies that reinforce its leadership position within the U.S. automotive service industry.

The company's service offerings include windshield repair and replacement, side and rear glass replacement, and advanced driver-assistance system (ADAS) recalibration services that have become increasingly important in modern vehicles. Safelite also maintains relationships with many of the nation's largest insurance providers and automotive fleets, creating a consistent pipeline of service demand. In addition to its physical retail locations, Safelite operates one of the largest mobile service fleets in the country, allowing technicians to provide convenient on-site service to customers at homes, workplaces, and other locations.

With decades of operational experience, strong brand recognition, and backing from a global parent company, Safelite has established itself as a durable and essential automotive service provider. The company's business model benefits from steady demand driven by everyday vehicle use, road hazards, and weather-related damage, supporting consistent service needs across economic cycles.



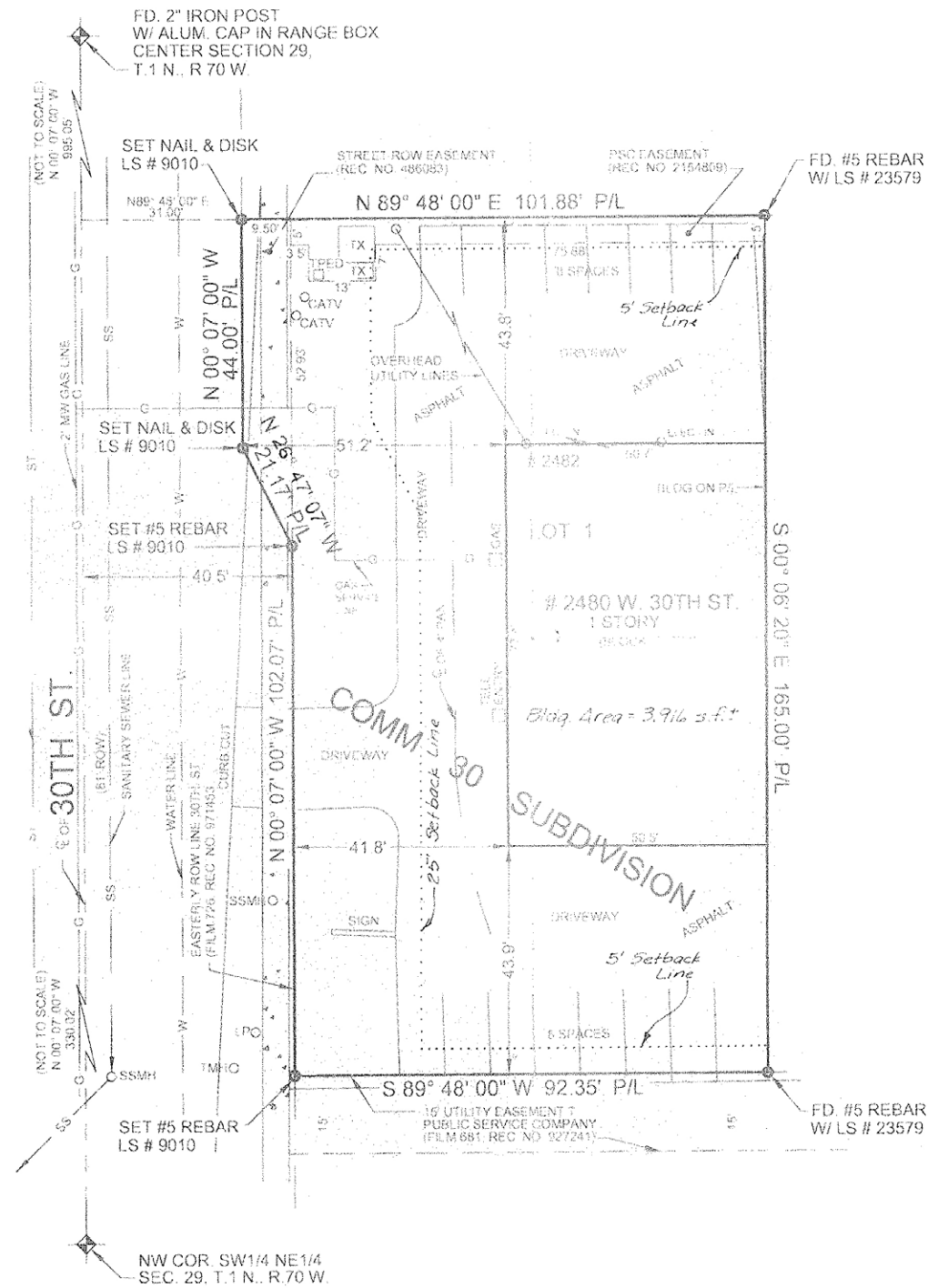


30TH ST.



30TH ST.

Survey



Remaining Lease Term and Rental Rate

August 1, 2025 – July 31, 2026 - **\$13,330.72 NNN**

August 1, 2026 – July 31, 2027 - **\$13,732.11 NNN**

August 1, 2027 – July 31, 2028 - **\$14,143.29 NNN**

**Tenant**

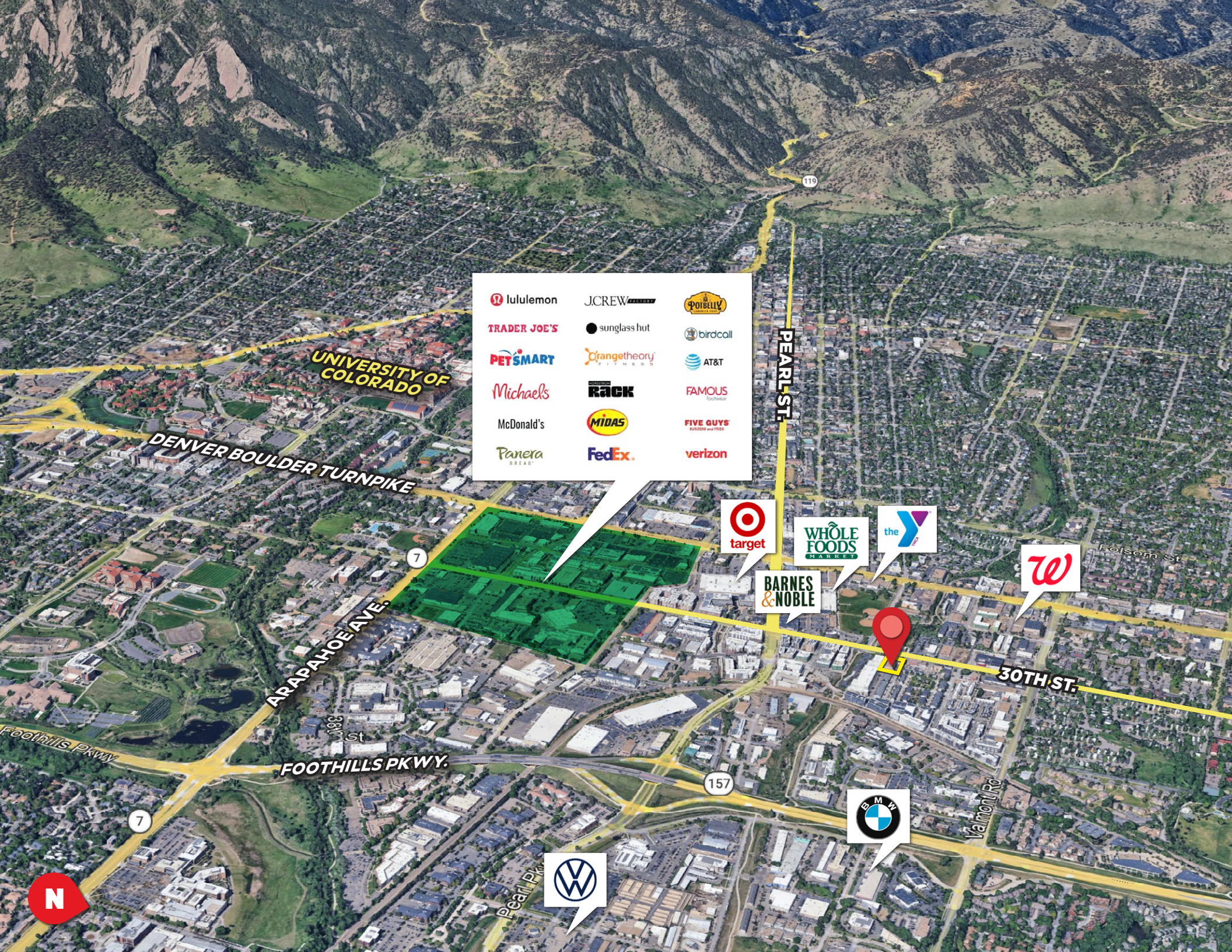
Safelite Fulfillment, Inc., a Delaware corporation (Safelite AutoGlass) Tenant has been in continuous occupancy at this location since 1982

Option to Renew

Tenant has one (1) option to extend the term ("Option Term") of the Lease for a period of five (5) years from August 1, 2028 to July 31, 2033, at Market.

Demolition Clause

In the event Landlord elects to redevelop the Premises at any time during the Option Term, Landlord shall have the right to terminate the Lease upon six (6) months' prior written notice to Tenant.



lululemon	JCREW	POTBELLY
TRADER JOE'S	● sunglass hut	birdcall
PETSMART	Orangetheory	AT&T
Michaels	RACK	FAMOUS
McDonald's	MIDAS	FIVE GUYS
Panera	FedEx	verizon



A black circle containing the text "Sundance Film Festival" in white, sans-serif font.

Sundance Film Festival

The Sundance Film Festival, a program of the nonprofit Sundance Institute, is the preeminent gathering of original storytellers and audiences seeking new voices and fresh perspectives. The festival is the ultimate gathering place of original storytellers and audiences seeking new voices and fresh perspectives. They also host daily filmmaker conversations, panel discussions, and other events.

The Festival has introduced some of the most groundbreaking films and episodic works of the past decades. Since 1985, hundreds of films launched at the Festival have gone on to gain critical acclaim and reach new audiences worldwide. The program consists of fiction and nonfiction features and short films, series and episodic content, innovative storytelling, and performances, as well as conversations and other events.

Starting January 2027, the Sundance Film Festival will be held in Boulder, Colorado. Learn more about the Festival [here](#).



34,6702025 POPULATION
WITHIN 1 MILE**36,922**2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES**40**MEDIAN AGE
WITHIN 1 MILE**237,020**2025 POPULATION
WITHIN 5 MILES**2,460**2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE**\$112,059**AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES**191,490**2025 POPULATION
WITHIN 3 MILES**2.1**AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE**\$143,958**AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

NAIShames Makovsky

Sandy Feld

(303) 565 3024

sfeld@shamesmakovsky.com



Safelite AutoGlass

2480

Safelite
AutoGlass

Mon	9:00 am - 6:00 pm
Tue	9:00 am - 6:00 pm
Wed	9:00 am - 6:00 pm
Thu	9:00 am - 6:00 pm
Fri	9:00 am - 6:00 pm
Sat	9:00 am - 6:00 pm
Sun	9:00 am - 6:00 pm