

FOR SALE

1640 Broadway

Boulder, CO 80302



2,200 SF
BUILDING SIZE

2,962 SF
LOT SIZE

TB-E
ZONING

Contact Broker
PRICE

1951/2001
YEAR BUILT/
UPDATED

Boulder
CITY

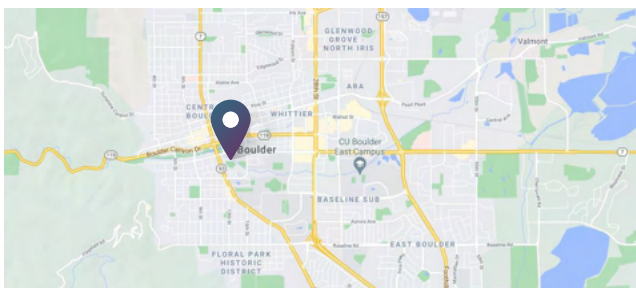
DESCRIPTION

- Located just steps away from primary downtown corridor, University of Colorado, Boulder High & municipal buildings
- Strong visibility/signage
- Current tenant flexible to remain in place or exit property
- Zoning suitable for medical, retail & other office use
- Parking: up to 6 spaces on lot, plus 6-2hr public adjacent to building
- Great owner/user opportunity
- Extensive sound mitigation
- Great natural lighting with 5 sky lights
- Roof recently re-coated with GacoFlex
- 6 treatment rooms, 2 bathrooms, shower, kitchen, administrative office, laundry room & ample closet/storage space

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	29,163	97,284	116,051
Households	10,960	40,233	48,329
Avg. Household Income	\$92,321	\$109,149	\$115,820
Daytime Population	47,136	126,439	148,727

Year: 2021 | Source: Esri



CONTACT

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TRAFFIC COUNTS

Broadway St: s/o Canyon Blvd	29,118 VPD
Arapahoe Ave: e/o Broadway St	14,004 VPD

Year: 2016, 2018 | Source: DRCOG

Photos

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	1 mile	3 miles	5 miles
Population			
2000 Population	26,514	87,600	104,150
2010 Population	26,096	88,880	106,617
2020 Population	29,163	97,284	116,051
2025 Population	29,956	100,881	120,380
2000-2010 Annual Rate	-0.16%	0.15%	0.23%
2010-2020 Annual Rate	1.09%	0.89%	0.83%
2020-2025 Annual Rate	0.54%	0.73%	0.74%
2020 Male Population	53.0%	52.0%	52.0%
2020 Female Population	47.0%	48.0%	48.0%
2020 Median Age	23.9	29.1	31.0
Households			
2000 Households	10,481	36,555	43,578
2010 Households	10,330	37,679	45,417
2020 Total Households	10,960	40,233	48,329
2025 Total Households	11,307	41,950	50,365
2000-2010 Annual Rate	-0.15%	0.30%	0.41%
2010-2020 Annual Rate	0.58%	0.64%	0.61%
2020-2025 Annual Rate	0.63%	0.84%	0.83%
2020 Average Household Size	2.13	2.17	2.19
Housing Units			
2020 Total Housing Units	11,585	42,275	50,818
2020 Owner Occupied Housing Units	2,881	17,672	23,584
2020 Renter Occupied Housing Units	8,079	22,561	24,745
2020 Vacant Housing Units	625	2,042	2,489
Race and Ethnicity			
2020 White Alone	88.0%	86.0%	87.0%
2020 Black Alone	1.0%	1.0%	1.0%
2020 American Indian/Alaska Native Alone	0.0%	0.0%	0.0%
2020 Asian Alone	6.0%	5.0%	5.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	6.0%	9.0%	9.0%
Income			
2020 Median Household Income	\$49,620	\$66,691	\$73,851
2020 Average Household Income	\$92,321	\$109,149	\$115,820
2020 Per Capita Income	\$35,385	\$45,649	\$48,646
2020 Population 25+ by Educational Attainment			
Total	12,583	55,946	70,011
High School Graduate	2.7%	4.9%	5.1%
GED/Alternative Credential	1.2%	1.0%	1.1%
Some College, No Degree	11.7%	11.7%	11.6%
Associate Degree	2.5%	3.3%	3.7%
Bachelor's Degree	38.6%	35.6%	35.8%
Graduate/Professional Degree	41.8%	40.4%	39.7%
Daytime Population			
2020 Total Daytime Population	47,136	126,439	148,727
Workers	33,772	83,510	97,919
Residents	13,364	42,929	50,808