



2905 Baseline Road

Boulder, CO

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 **Property Info & Gallery**

 **View Map**

Prime Boulder Development Site for Multifamily, Retail or Office

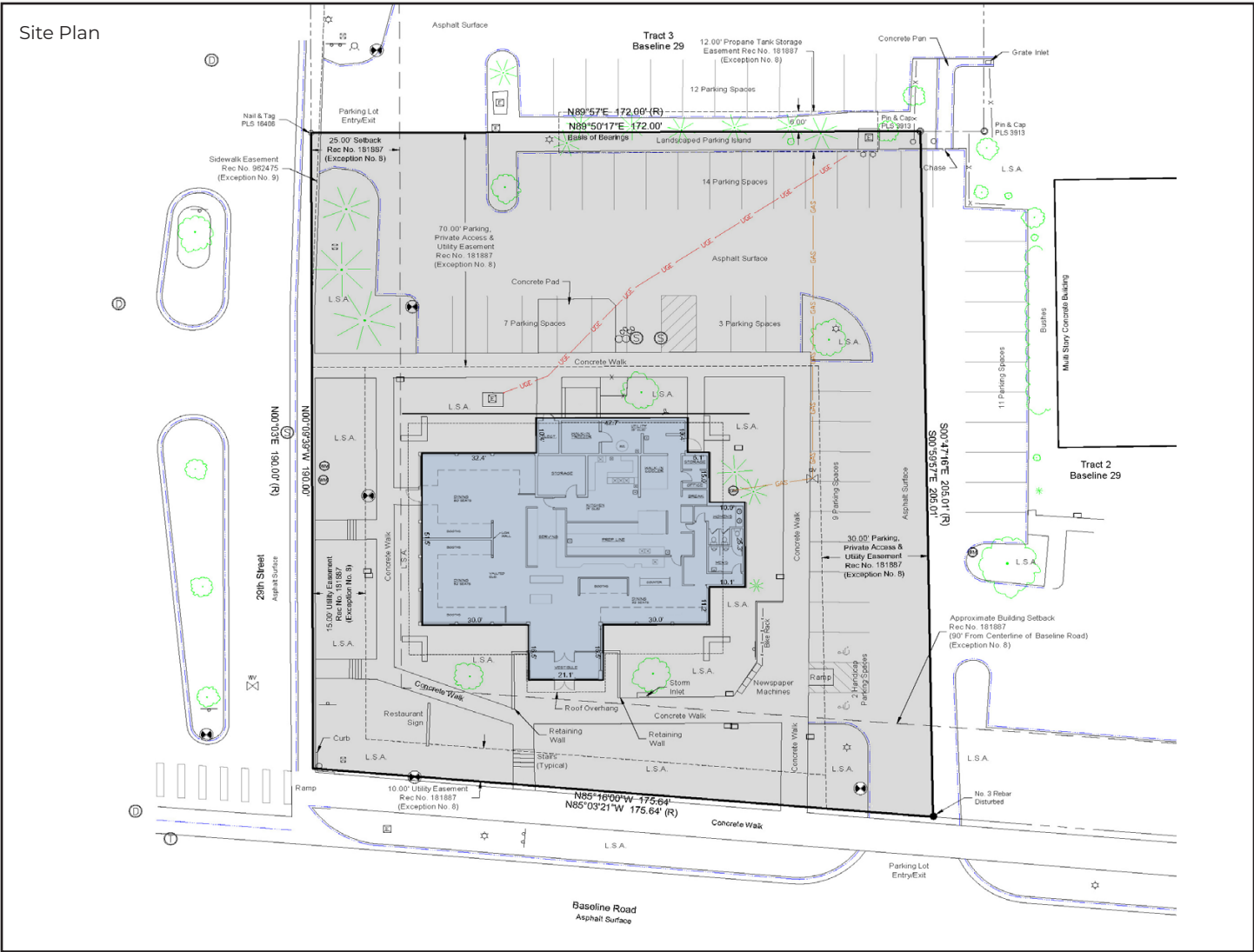
Sale Price	\$3,400,000
Lot Size	0.79 Acres (34,326 sq. ft.)
Current Building Size	4,990 sq. ft.
Potential Redevelopment Project Size	25,417 sq. ft.

- Premier Redevelopment Site for Multifamily, Retail or Office
- Initial Development Concept Plans Available for 25,417 sq. ft. Multifamily Project with 15 Units, 60 Bedrooms & 1,475 sq. ft. of Retail on 3 Levels with Underground Parking
- Current Building is a 4,990 sq. ft. Former Restaurant with Infrastructure Including Walk-In Coolers, Freezers, Hoods & Grease Trap, Also Ideal for Medical, Technical or Professional Office, Fitness & Daycare Uses
- Prime High Visibility Location at US 36 & Baseline Rd, Adjacent CU-Boulder

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040



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Potential Development Plan - Looking Southeast



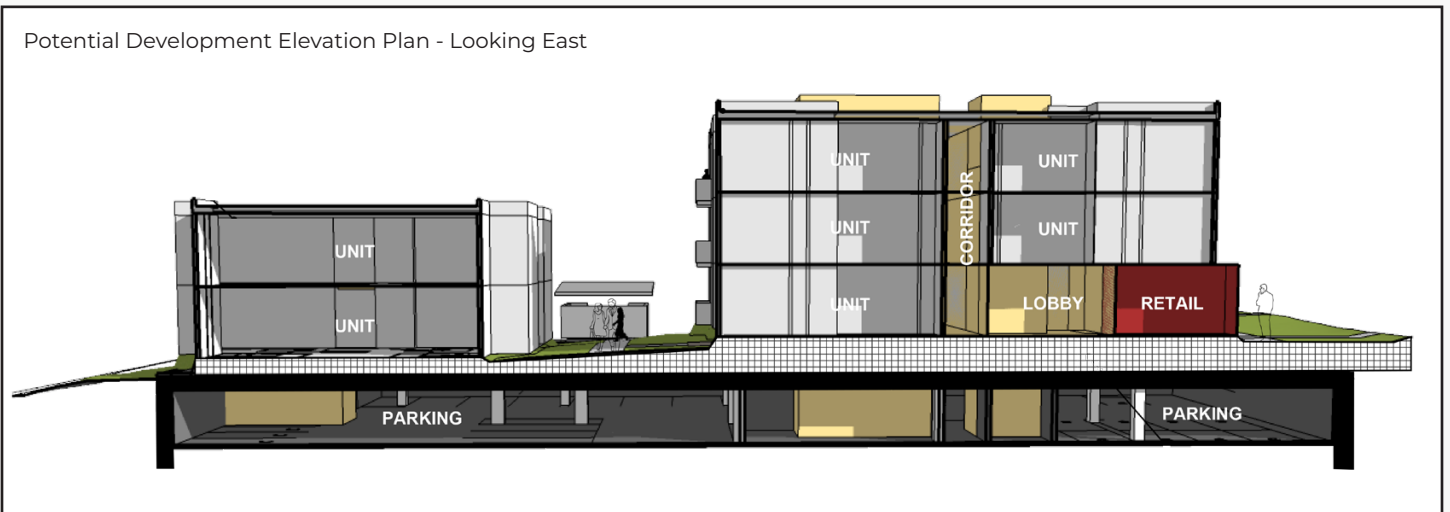
1st Floor Potential Development Plan



2nd Floor Potential Development Plan



Potential Development Elevation Plan - Looking East



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#1 Best Place to Live and Work in America
- Powerlytics

"America's Startup Capital"
- INC.

#1 Most Educated Metro Area
- US Bureau of Labor Statistics

Top Education, Top Talent

Boulder has been ranked #1 nationally on the *Bloomberg Brain Concentration Index*, which tracks business formation as well as employment & education in the sciences, technology, engineering & mathematics, since 2016. It also holds the distinction of being the most educated city in America. (*24/7 Wall Street*) Over 60% of residents over age 25 in Boulder hold a bachelor's degree or higher - and nearly 30% hold graduate degrees.

Innovation Economy

Boulder is home to a rich diversity of industry, with leading sectors such as aerospace, bioscience, natural products & creative services, among others. Over 175 bioscience businesses are established in the Boulder metro area, along with over 350 cleantech firms. In 2018, the Brookings Institution found that Boulder had a higher concentration of high-growth & innovative companies (I5HGCs) than any of its peer communities around the nation. Also right at home in the beautiful foothills of the Boulder area is the

outdoor recreation industry, which boasts a higher per capita concentration than anywhere else in the nation.

Research & Development

Boulder is home to a tier-one research university, CU Boulder, in addition to 17 federal labs. The close relationship these entities have with the wider region attracts both talent & funding to the area. The Boulder metro area was the leading recipient of Small Business Innovation Research (SBIR) & Small Business Technology Transfer (STTR) seed funding dollars from 2011-2017, and Boulder is home to more than 12 well-respected startup accelerators.

Quality of Life

Publications from *National Geographic* to *Forbes* recognize Boulder's leadership in wellness & happiness. The desirability of the area & vitality of the community are key attractors for both residents & businesses from all over the nation & world, fueling unparalleled economic growth & a dynamic culture.

To view accompanying charts & learn more about what drives businesses to Boulder, download the [Boulder Innovation Venture report](#), proudly sponsored by Gibbons-White, Inc.

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