



1823 Folsom Street

Boulder, CO

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Property Info & Gallery



View Map

Prime Redevelopment Site For Sale in the Heart of Boulder

Sale Price	\$2,350,000
Parcel Size	17,104 sq. ft.
Current Building Size	7,767 sq. ft.
Zoning	BT-2

- High Visibility Location at Folsom & Canyon in the Geographic Center of Boulder, with 24 Parking Spaces
- 72 ft. of Frontage on Folsom with 22,189 Vehicles Per Day (CoStar 2021)
- Premier Owner / User Opportunity or Redevelopment Site
- Current Building is 7,767 sq. ft. 2-Story Office with 6 Tenants on Short-Term Leases - Building Is 83% Leased
- Proforma NOI is \$104,053 - Providing Income to Buyer During the Entitlement Process
- Excellent Redevelopment Potential for Multifamily, Office and/or Retail, Including Personal Service & Convenience Sales, School, or Education Facility

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.



Private Access Easement for Entry / Exit from East, West & South



Comparable Sales

1823 Folsom Street	For Sale	\$2,350,000	17,104	\$137	7,767	\$302	BT-2
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Address	Sale Date	Sale Price	Land Size	Price PSF on Land	Building SF	Price PSF on Building	Zoning
3000-3012 Folsom Street	Under Contract	~\$2,000,000	17,000	\$118	3,962	~\$505	BC-1
<i>Retail building, Owner / User purchasing to occupy a portion</i>							
1717 Folsom Street	Jan. 2021	\$1,961,500	13,939	\$141	3,174	\$618	BT-2
<i>Medical Office Building purchased by existing tenant</i>							
2445 30 th Street	Feb. 2020	\$2,875,000	23,087	\$125	8,043	\$357	BT-1
<i>Redevelopment site for affordable housing</i>							
2333 Arapahoe	April 2019	\$4,500,000	15,567	\$289	7,164	\$628	BT-2
<i>Investment Sale of 18-unit / 27-bed student housing building leased to Naropa University</i>							
2319 Arapahoe	April 2018	\$4,500,000	45,991	\$98	6,864	\$656	BT-2
<i>Investment Sale, planned redevelopment</i>							
2300 Canyon Blvd	Feb. 2018	\$2,050,000	14,041	\$146	7,280	\$282	BT-2
<i>Office building, Investment Sale</i>							

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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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