

PRICE IMPROVEMENT - \$3,600,000



DOWNTOWN BOULDER OWNER/USER - INVESTMENT OPPORTUNITY



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MIXED-USE BUILDING FOR SALE

WITH 2ND FLOOR OFFICE SPACE FOR LEASE

1615 PEARL STREET
BOULDER, COLORADO 80302

Fantastic opportunity to acquire a mixed-use building located just off the Historic Pearl Street Mall. 1615 Pearl Street is naturally part of the fabric of Pearl Street with world-class shopping and restaurants just steps away. This fabulous location offers a great plus for tenants. The building currently houses BOCO Life, a local family-run souvenir store, and the 2nd floor office space is vacant (2nd floor may be converted to a residential unit).

Call us for more information and to set up a tour.

TERMS

Price:	\$3,600,000 \$4,200,000
Building Size:	7,355 SF
Land Area:	4,263 SF (0.10 Acre)
Vacant - Second Floor	4,171 RSF (First-Year Lease Rate: \$10.00 / SF / NNN Exp. \$17.23 / SF)
BOCO Life - Retail	3,184 RSF (Leased through August 2028 with a 5-year option at fair market value (contact broker for details))
Parking	2 Tandem Spaces
Year of Construction	1956
Zoning	DT-2 (RB2-X)
Available:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

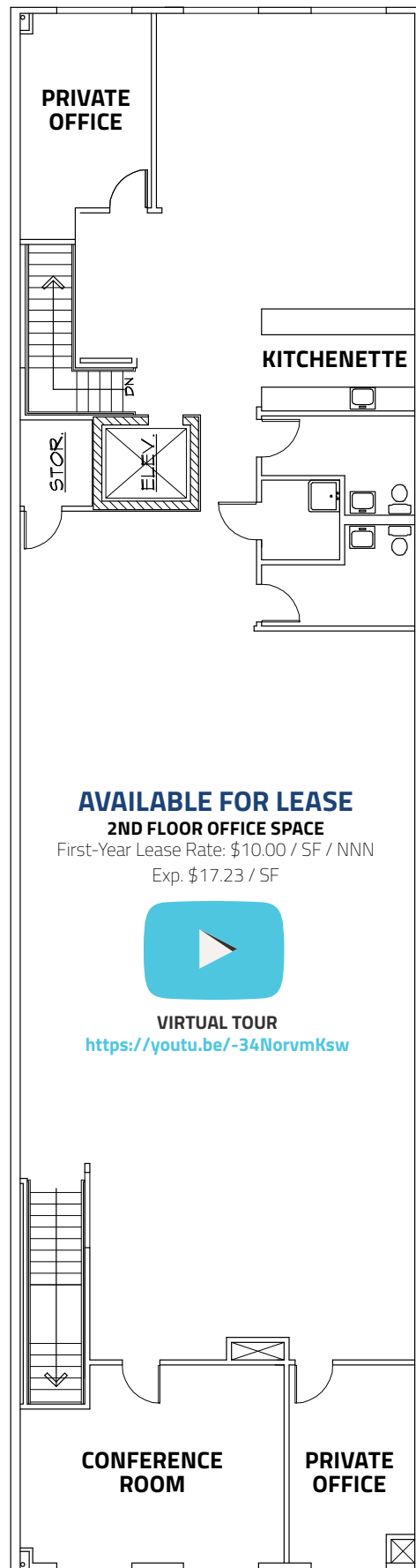
PROPERTY FEATURES

- Fantastic opportunity to acquire a prime east-end Pearl Street mixed-use building
- Available as an investment or owner-user acquisition
- Building is ideally situated to take advantage of the high traffic and located next to or close by several of Boulder's most popular restaurants and coffee shops
- Entire second floor is currently available – it's configured with a few private offices, an open area for workstations, conference room, and private restrooms – in addition, the second floor is a possible residential conversion
- First floor is leased by BOCO Life, a local family-run souvenir store with a wide assortment of Colorado, Boulder, and CU Boulder clothing & accessories

DISCLOSURE

This Offering Memorandum is provided for the purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 1615 Pearl Street, Boulder, CO 80302. The potential investor is urged to perform its own examination and inspection of 1615 Pearl Street and information relating to same and shall rely solely on such examination and investigation and not on this offering or any materials, statements or information contained herein or otherwise provided.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



AVAILABLE FOR LEASE

2ND FLOOR OFFICE SPACE

First-Year Lease Rate: \$10.00 / SF / NNN

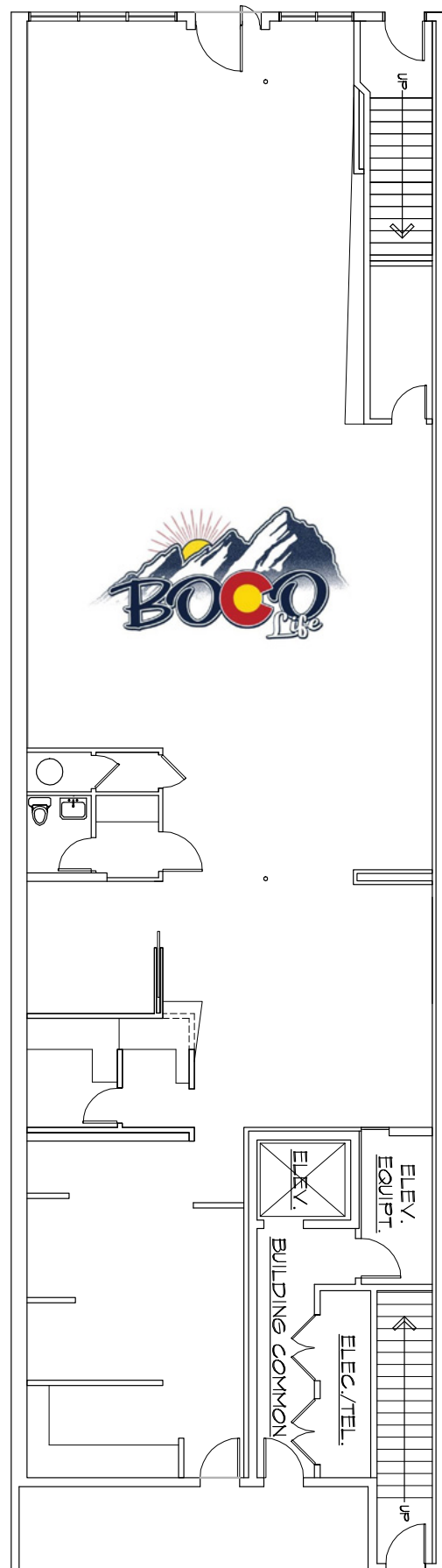
Exp. \$17.23 / SF



VIRTUAL TOUR

<https://youtu.be/-34NorvmKsw>

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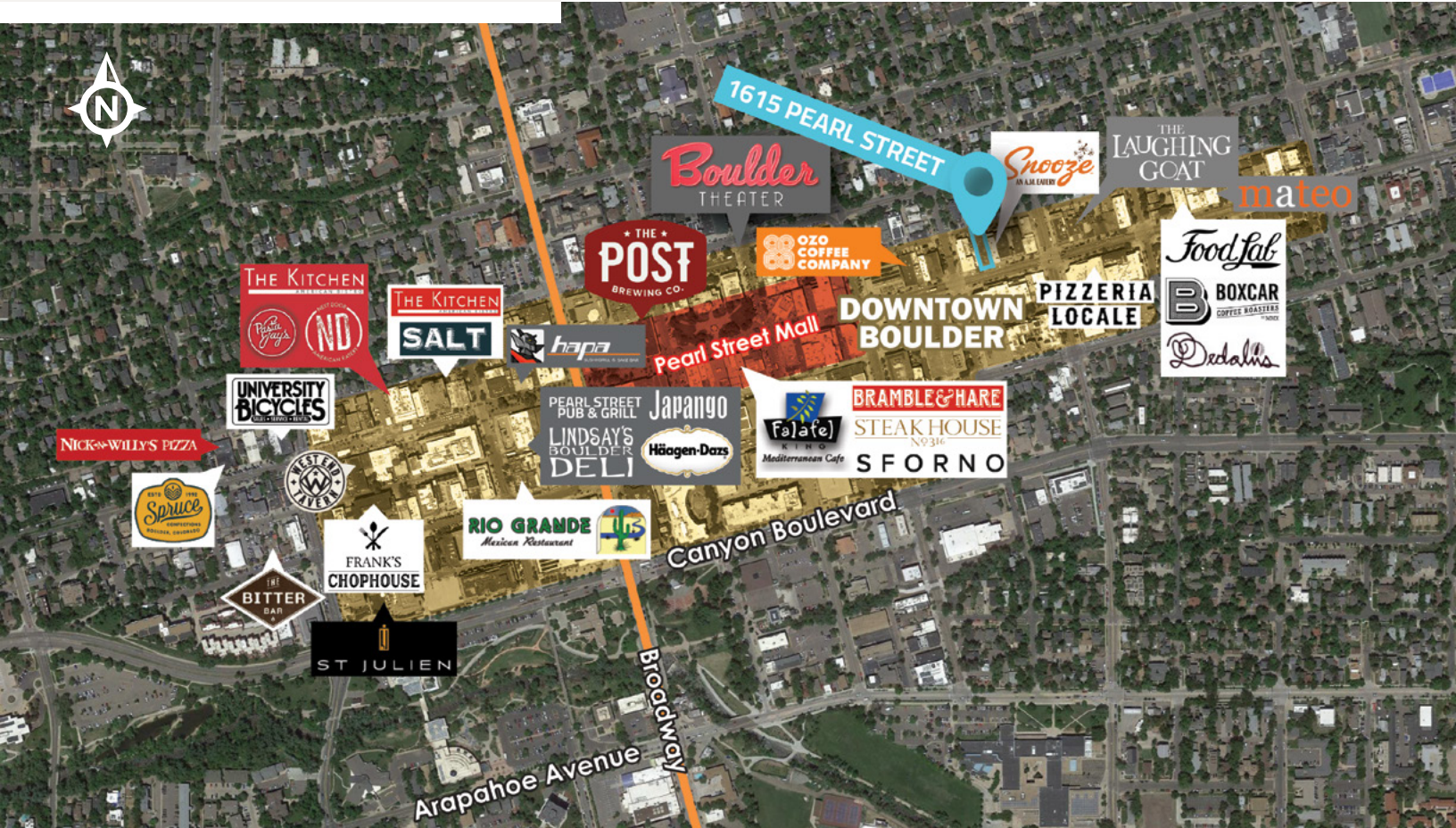
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DEMOGRAPHICS - BOULDER COUNTY

Boulder County is home to a world-class research university, major government research facilities, diverse industry clusters, visionary entrepreneurs and the nation's most highly educated population. Boulder and its economy are truly unique in size and diversity. While small businesses continue to represent the majority of employers in Boulder, several major fortune 500 corporations diversify employment opportunities and fuel the economy.* With 300+ days of sunshine a year, Boulder is all about the great outdoors. Over 65,000 acres of land are publicly owned and considered open space with about 41,000 acres of that land open to the public (some with on-trail only restrictions) - Wildlife habitat, unique geologic features, greenways and 155 miles of trails are all part of Open Space and Mountain Parks. Plus, world-class alpine sports are just a short distance away.

- 7,000+ employers (5 or more employees)
- 199,000 + jobs
- 550+ primary employers
- Top research university
- 17 federally-funded research labs
- Nationally-recognized center of entrepreneurship & innovation
- Leading industry clusters, including aerospace, bioscience, cleantech, IT, natural products and outdoor recreation
- 327,468 Total Population
- 125,026 Number of Households
- 37.2 Median Age
- 60.4% of the population with Bachelor's degree or higher
- 27.8% of population with graduate or professional degree
- \$92,466 Median Household Income
- 3.1% Unemployment Rate
- 5,700 New Businesses started between 2010 and 2016



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DEMOGRAPHICS

POPULATION			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	65,426	114,644	199,338
EMPLOYEES			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	71,715	102,394	141,930
HOUSEHOLDS			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	27,931	48,174	83,129
HOUSEHOLD INCOME			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	\$94,385	\$110,870	\$123,386

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