



**PRICE DROP | NEW PRICE: \$4,500,000 (\$292.21/SF)**  
**7,250 SF AVAILABLE FOR AN OWNER/USER**



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## **FREE-STANDING FLEX/INDUSTRIAL BUILDINGS FOR SALE**

**5401-5403 WESTERN AVENUE  
BOULDER, COLORADO 80301**

Discover an exceptional opportunity with two multi-tenant industrial buildings, perfectly situated in the heart of central Boulder, Colorado. Whether you're an owner/user seeking a strategic location for your operations or an investor looking to grow your portfolio, these properties are priced right for success. The remarkable flexibility of these units ensures that maintaining high occupancy rates and steadily increasing rents is an effortless endeavor. With an ideal location and versatile spaces, this offering represents a solid investment in Boulder's thriving industrial landscape. Don't miss your chance to capitalize on this dynamic real estate venture.

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

TERMS & BUILDING  
INFORMATION

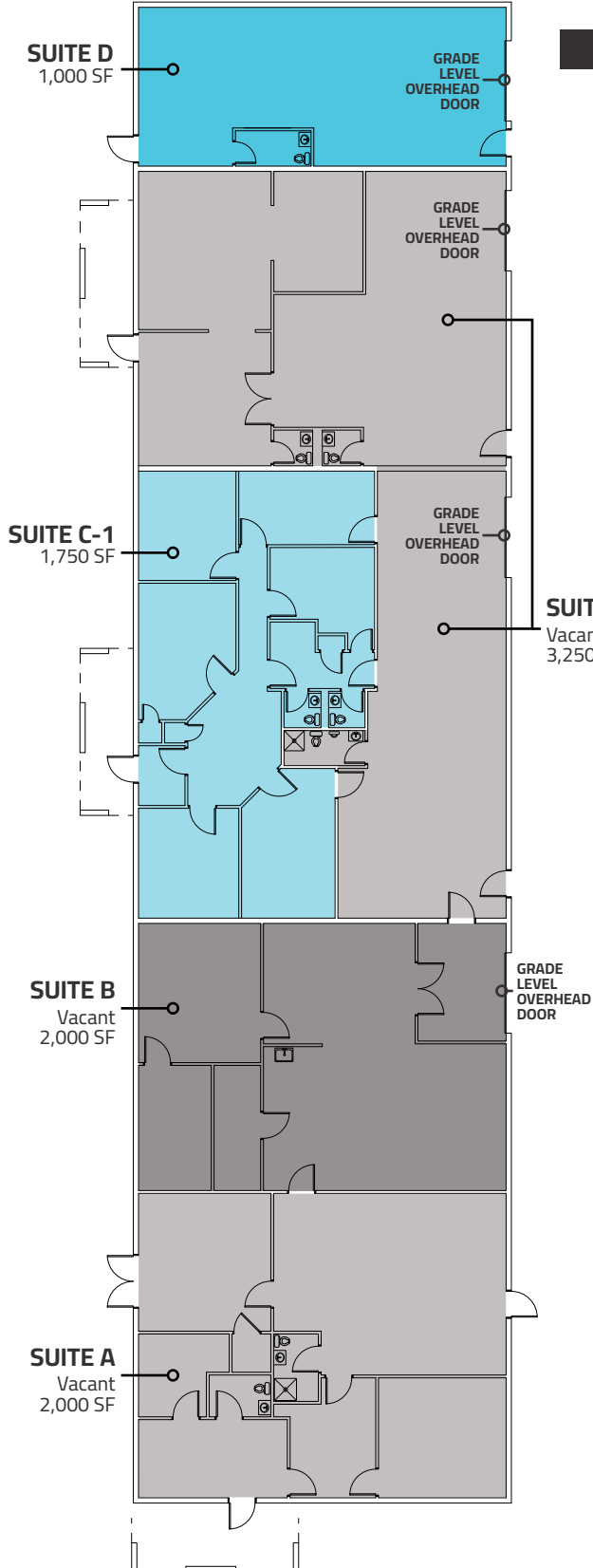
Location:	5401-5403 Western Avenue Boulder, Colorado 80301
Price:	\$4,500,000
Price/SF:	\$292.21/SF
Building Size:	15,400 SF
Land Area:	1.06 Acres (46,310 SF)
2023 Taxes:	\$58,027.28 (\$3.78/SF)
Year Built:	5401: 1964   5403: 1999
Structure Type:	Masonry (Block)
Zoning:	IG (Industrial-General)
Parking Ratio:	2/1,000 SF
Roof:	5401: 2022 (Bitumen)   5403: 2010 (Bitumen)
Warehouse Clear Height:	5401: 12 ft   5403: 16 ft
HVAC Units:	5401: 6 HVAC units   5403: 3 HVAC units
Power:	5401: 800 Amp/3 phase   5403: 400 Amp/3 phase
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

DISCLOSURE

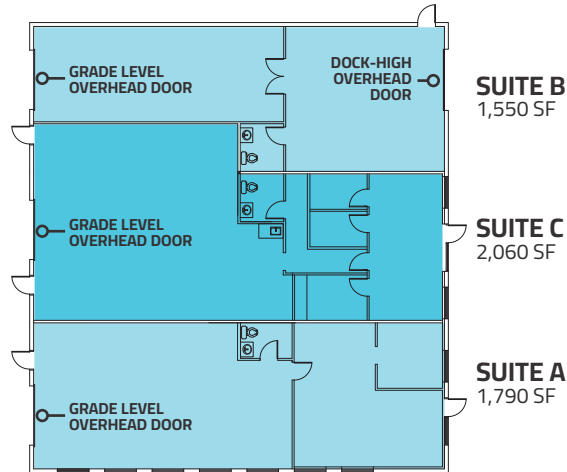
*This Offering Memorandum is provided for the purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 5401-5403 Western Avenue, Boulder, CO 80301. The potential investor is urged to perform its own examination and inspection of 5401-5403 Western Avenue 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.*

5401 WESTERN AVENUE



5403 WESTERN AVENUE





DEMOGRAPHICS

2 MILE

5 MILE

10 MILE

POPULATION

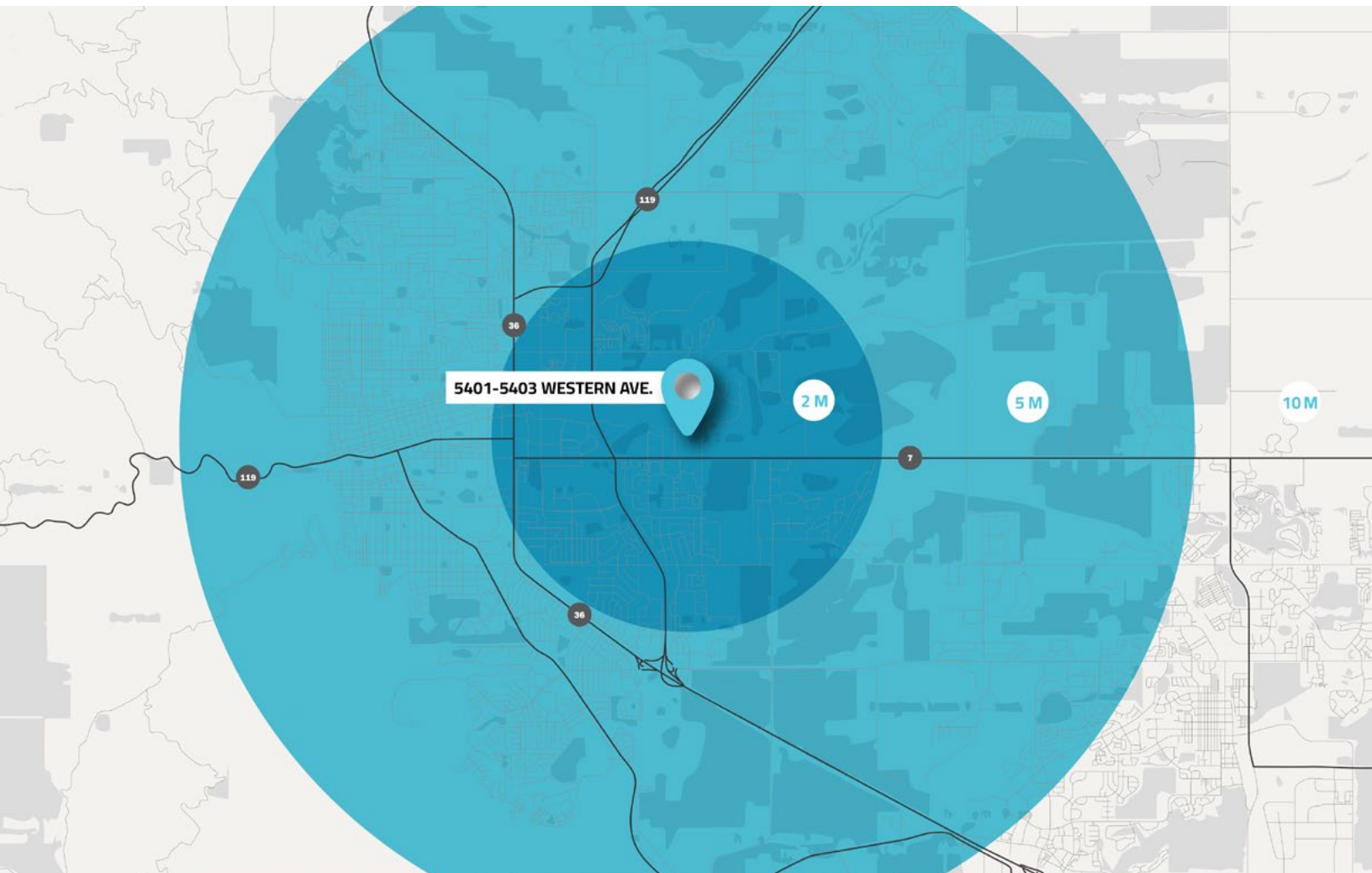
2028 Projection	36,105	123,607	260,952
2023 Estimate	35,656	124,443	256,203
Growth 2010-2023	1.0%	0.1%	1.2%
Growth 2023-2028	0.3%	-0.1%	0.4%
Average Household Size	1.9	2.2	2.3
Median Age	34.5	36	38

HOUSEHOLD INCOME

2023 Average	\$90,474	\$117,305	\$127,354
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HOUSING

Median Home Value	\$677,351	\$835,942	\$703,874
Median Year Built	1979	1975	1989



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## BOULDER OVERVIEW

Nestled at the base of the Rocky Mountains, Boulder stands as one of the most sought-after cities to live and work in the United States. Boulder's allure lies in its thriving innovation-driven industries. The city excels in technology, natural foods, biosciences, satellite and defense, outdoor products, and renewable energy sectors. This supply-constrained market creates an environment primed for growth and success.

What makes Boulder stand out is the infusion of capital and ideas from across the nation. Local businesses benefit greatly from the research-driven intellectual capital provided from the University of Colorado at Boulder. Collaborations with federal research agencies like the National Institute of Standards and Technology, National Oceanic & Atmospheric Administration, and the National Renewable Energy Laboratory further fuel innovation and breakthroughs.

Boulder offers access to a highly educated talent pool, with one of the nation's highest concentrations of software engineers. The city fosters fierce competition among companies vying for attractive office spaces that support continuous growth in the most desirable locations. Downtown Boulder, with its cutting-edge tenant roster, reflects the vibrant fabric of this thriving community.

### Key Highlights of Boulder:

- Impressively low unemployment rate of 2.1%
- Reputation as an outdoor paradise, attracting individuals seeking an active and fulfilling lifestyle
- Over 155 miles of interconnected biking and hiking trails, catering to outdoor lovers of all levels
- An impressive 300+ days of sunshine every year

# #1

BEST PLACE TO LIVE  
[U.S. NEWS & WORLD REPORT]

# #1

IN THE U.S. ON THE  
BLOOMBERG BRAIN CONCENTRATION INDEX  
- 4 YEARS RUNNING -

# #2

BEST SMALL CITY IN WORLD  
[MONOCLE SMALL CITIES INDEX]

TOP HOUSING MARKET IN U.S.  
FOR GROWTH & STABILITY  
- 5 YEARS RUNNING -  
[SMARTASSET]

"TOP CITY  
TO WATCH IN 2020"  
[WORTH MAGAZINE]

# #1

BEST CYCLING CITY IN U.S.  
[TRAVEL CHANNEL]

# TOP 10

IN U.S. FOR WOMEN-FOUNDED,  
VENTURE-BACKED STARTUPS  
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

# TOP 25

GLOBAL STARTUP ECOSYSTEMS  
[STARTUP GENOME]





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