

SELLER FINANCING AS LOW AS 3.75%**

*Well below market —
flexible terms, fast close.*

MEDICAL / VETERINARY-READY FACILITY IN SOUTHEAST BOULDER FOR SALE OR LEASE

5290 Manhattan Circle
Boulder, CO 80303



PRICE REDUCED*

PROPERTY HIGHLIGHTS

5290 Manhattan Circle is a 7,028 SF turnkey medical/veterinary facility on 0.44 acres in southeast Boulder, near US-36 and South Boulder Road. Formerly VCA All Pets Animal Hospital, it offers exam rooms, treatment areas, offices, kennels, and a fully built-out surgical suite ready for immediate use. The freestanding building features strong signage visibility from US-36, ample parking, and BT-1 zoning for diverse commercial uses. Minutes from CU Boulder and downtown, the site sits near major employers and neighborhoods, appealing to health-focused operators serving Boulder's educated, wellness-driven community. A rare opportunity to lease or purchase a purpose-built facility in a premier market. Recently reduced to \$2,100,000 with seller financing available as low as 3.75%—well below current commercial lending. A rare, low-friction entry into one of Boulder's strongest submarkets.

- Seller Financing as Low as 3.75% — Well Below Market
- High Visibility from US-36

Sale Price	\$2,350,000 *\$2,100,000
Building Size	7,028 SF
Site Size	.44 Acres
Lease Rate	\$26.00/RSF NNN
Expenses (est)	\$12.00/RSF
Zoning	BT-1
Allowed Uses	Per Boulder Code Currently Veterinary Clinic, but allows for: Medical Office, Office, R&D, Retail Sales, Personal Service Use, Restaurant, and more

***Seller financing terms subject to buyer qualification and approval.*



FOR
MORE
INFORMATION

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High
Visibility



Ample
Parking



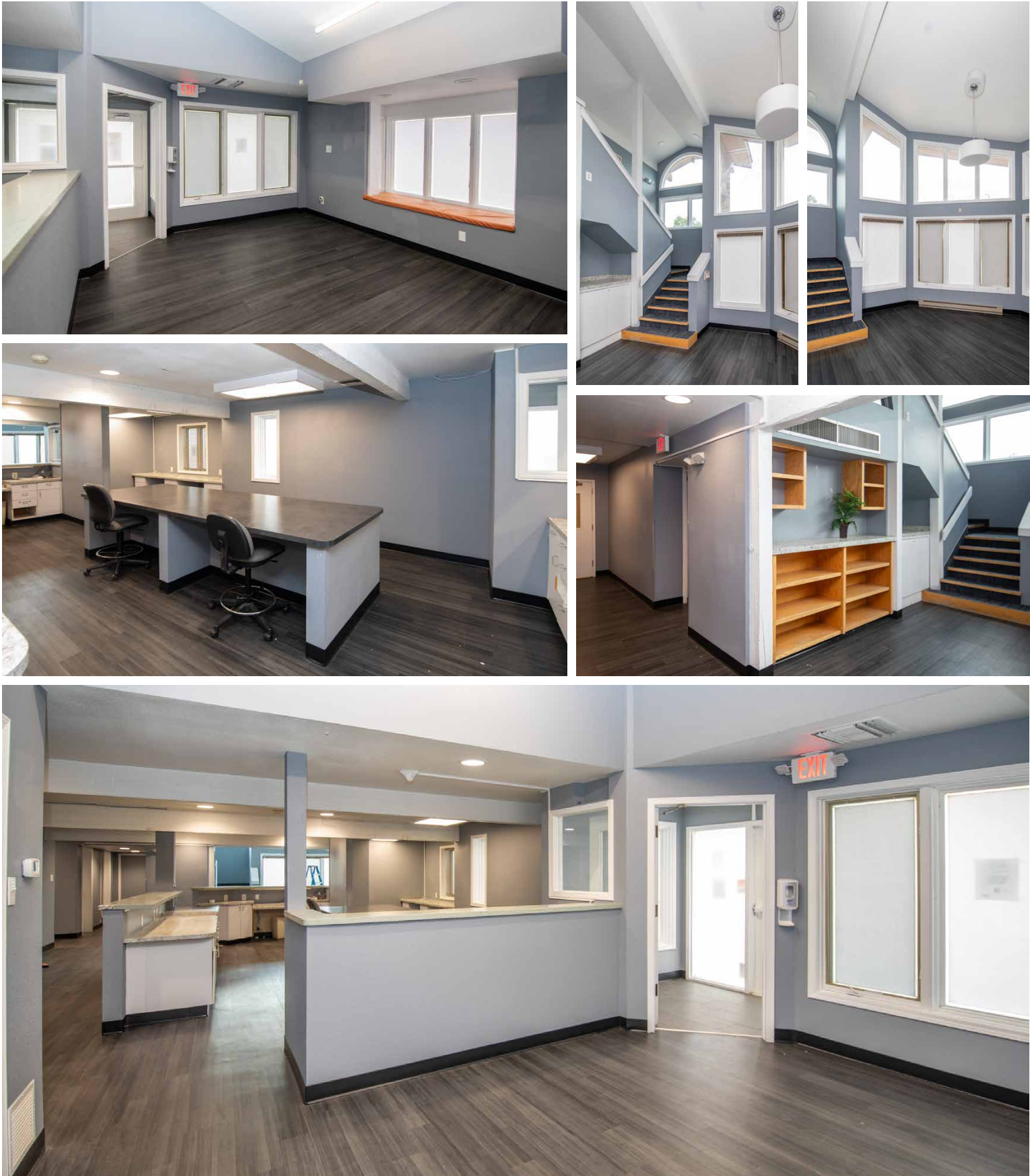
Near
CU Campus



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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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Colorado
Group

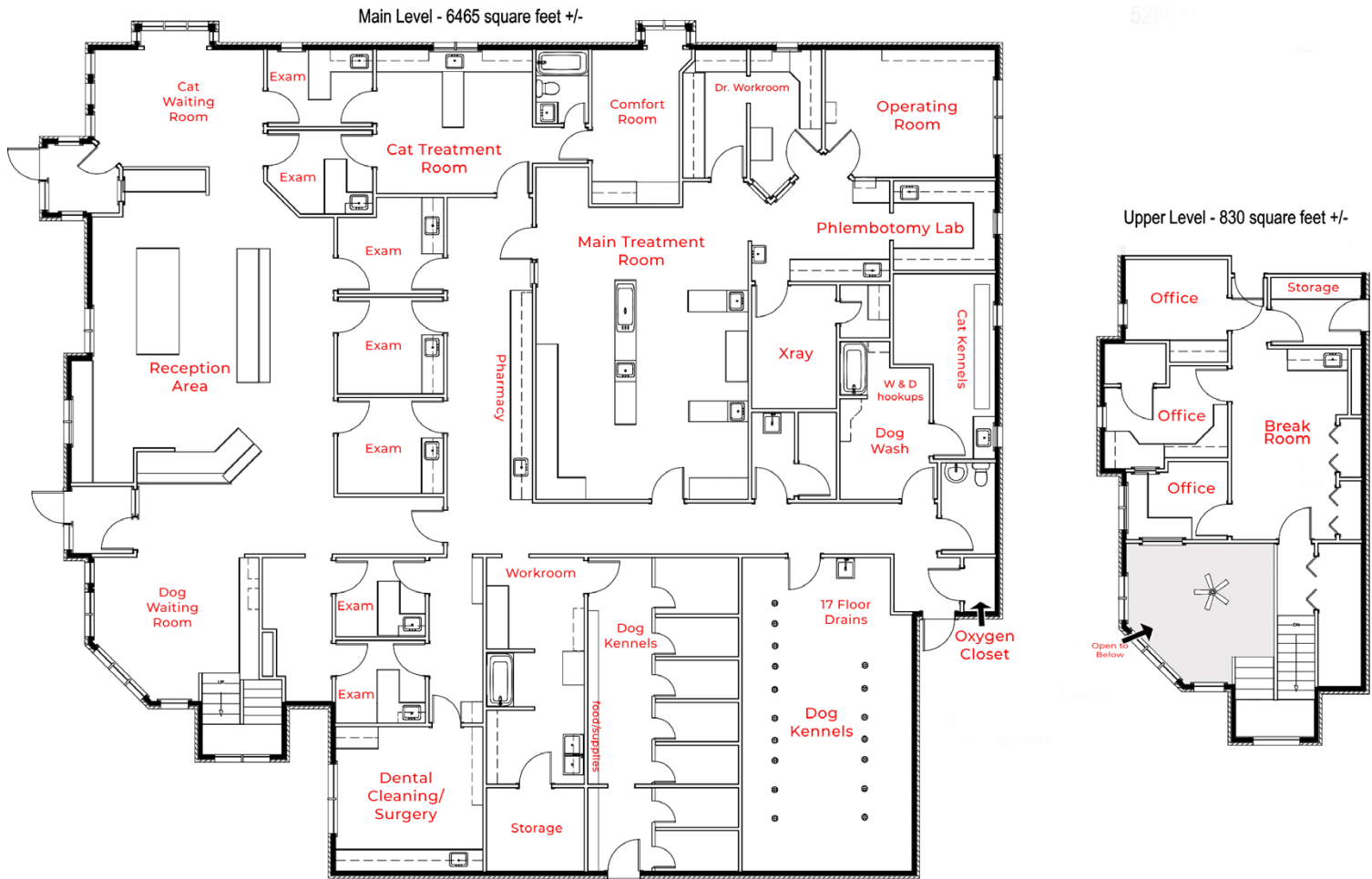


For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION

