



Well below replacement cost at \$295/SF

FANTASTIC 1031 OPPORTUNITY

INDUSTRIAL/FLEX BUILDING FOR SALE

3090 Sterling Circle, Boulder, CO 80301

Freestanding flex building located in the fully developed Valmont Industrial Park in north central Boulder. This well-maintained, single-tenant property offers a professional setting within a quiet, park-like environment. Tenants benefit from nearby amenities including a bike park and disc golf park less than half a mile away, as well as convenient access to Boulder's bikeway system and major Boulder thoroughfares. Locally owned and professionally managed, the building provides both stability and responsive management for its occupants. The building is in-excellent condition, no deferred maintenance.

FEATURE HIGHLIGHTS

-  Building Signage
-  Flex Space
-  Central Location
-  Near Bike Path
-  Near Parks
-  Fully Sprinklered
-  Quiet

PROPERTY OVERVIEW

SALE PRICE	\$3,295,000.00 (\$295.00/SF)
BUILDING SF	11,147 SF*
PARKING	28 On-site Spaces (1:400 SF) +Street Parking
POWER	800 amps, 208 volt, 3 phase
ZONING	IG City of Boulder
TENANT	100% LEASED Single Tenant: PlayCore Inc.

**Source- Architectural Plan*

FOR MORE INFORMATION:



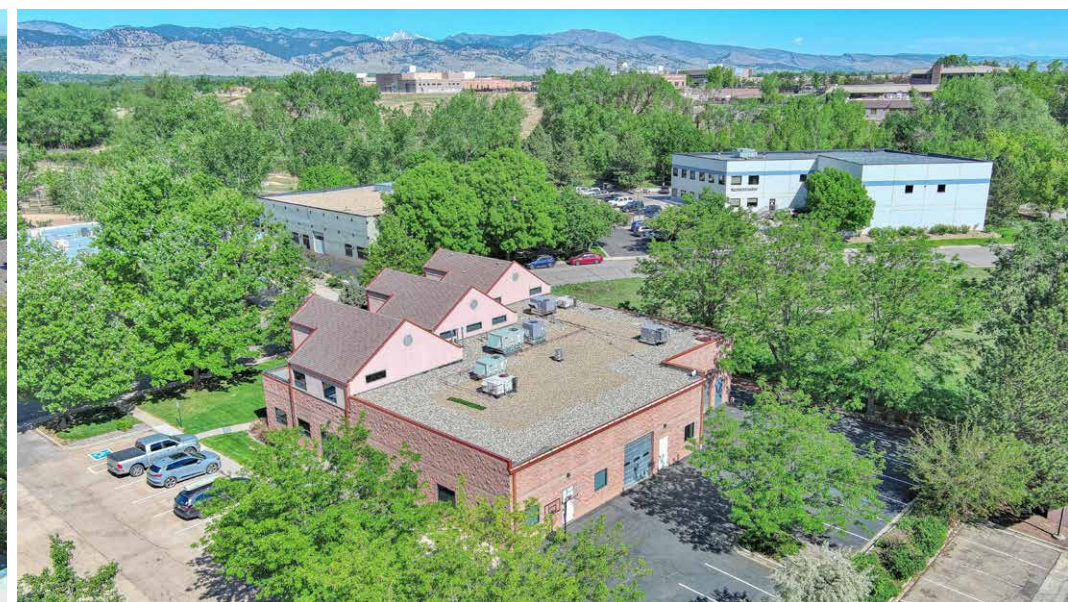
Audrey W. Berne

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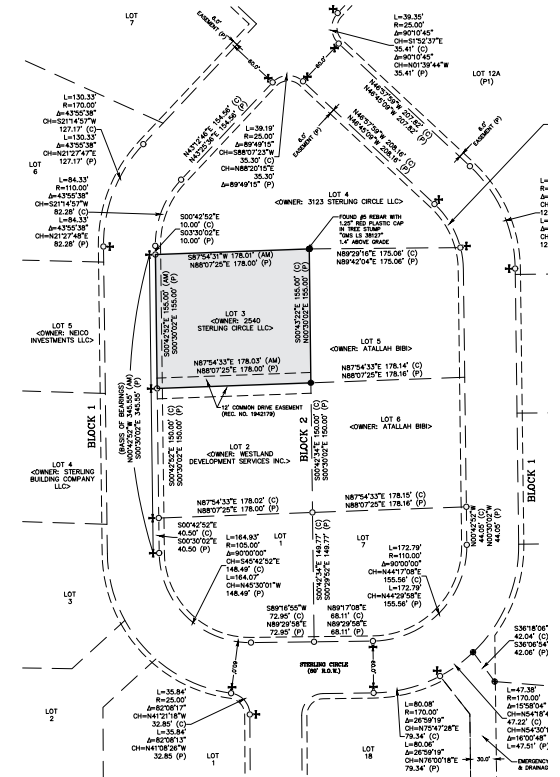
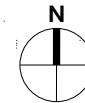


Neil Littmann

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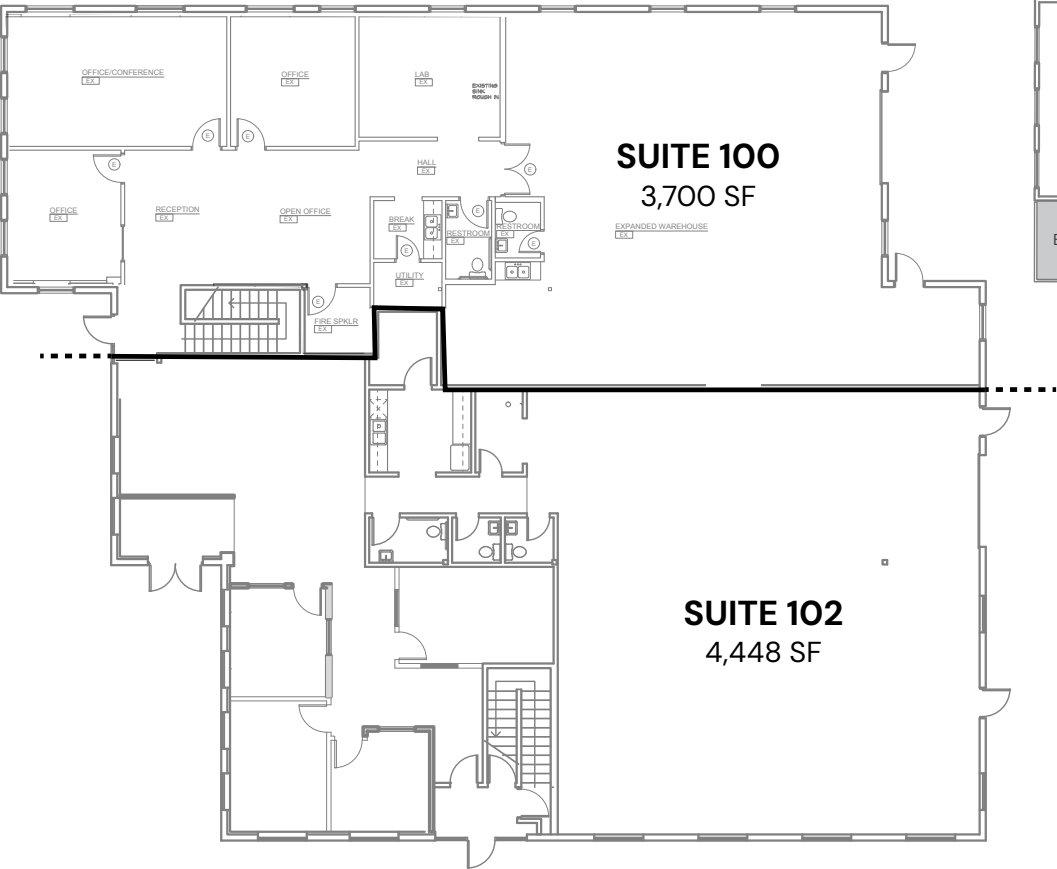




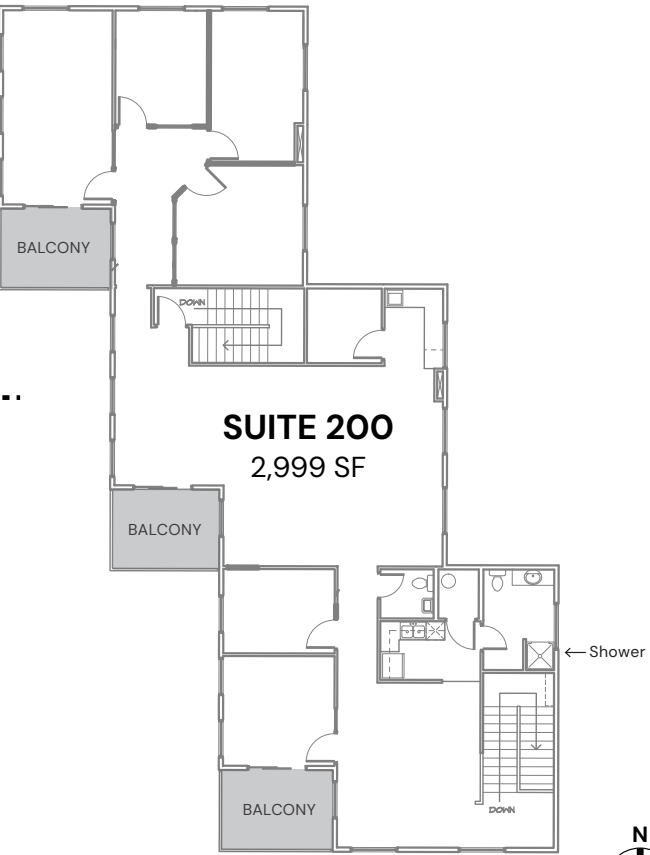
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PROPERTY FLOOR PLANS

1st FLOOR



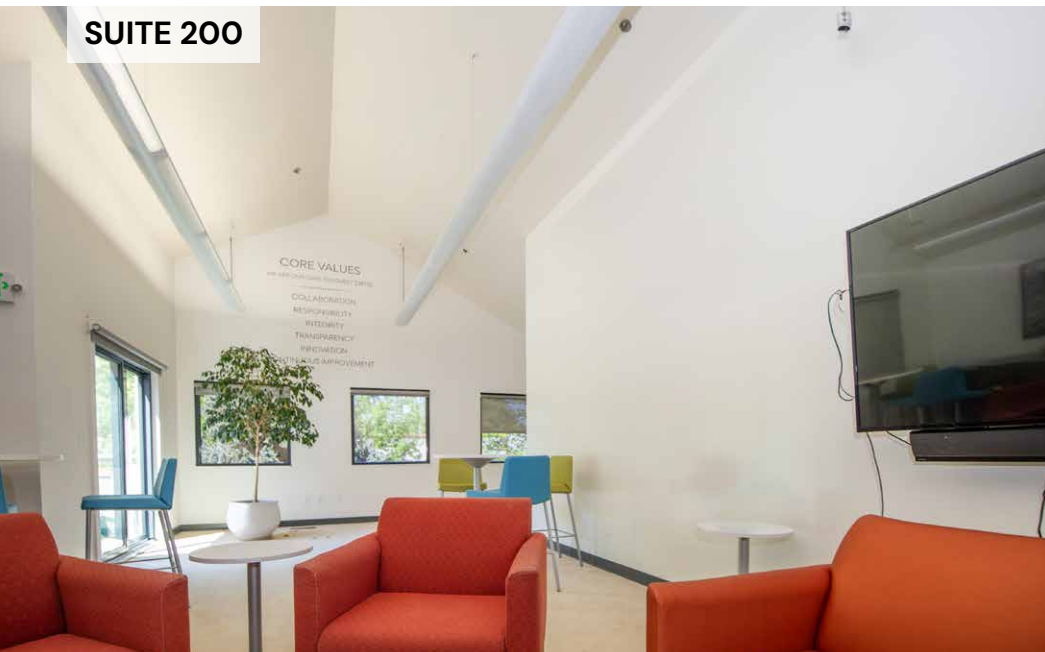
2nd FLOOR



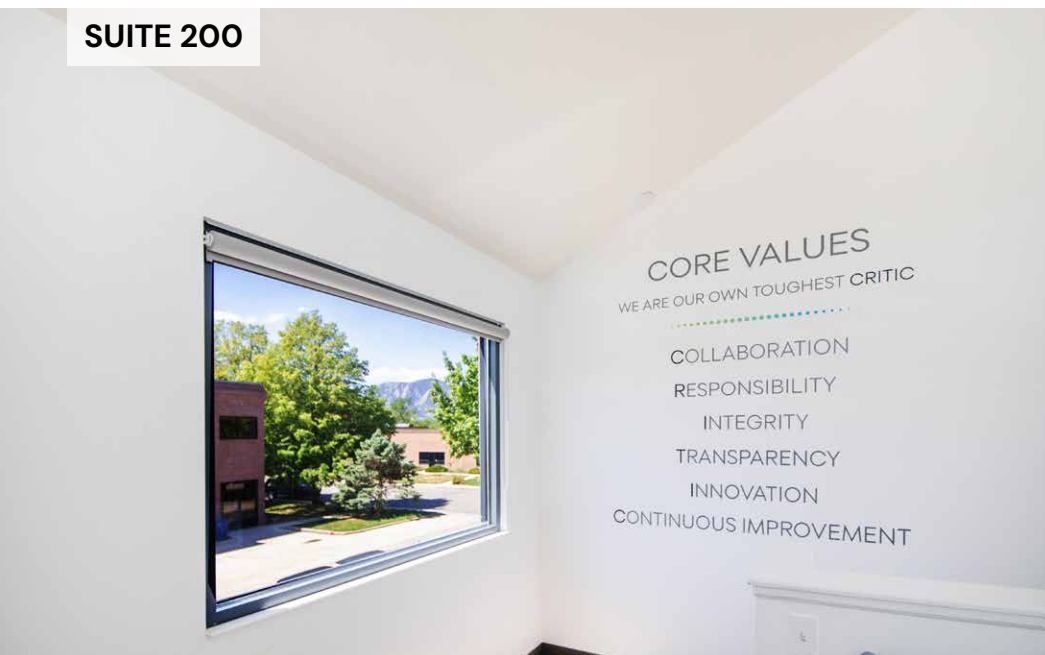
Balcony all with mountain views.



SUITE 200



SUITE 200



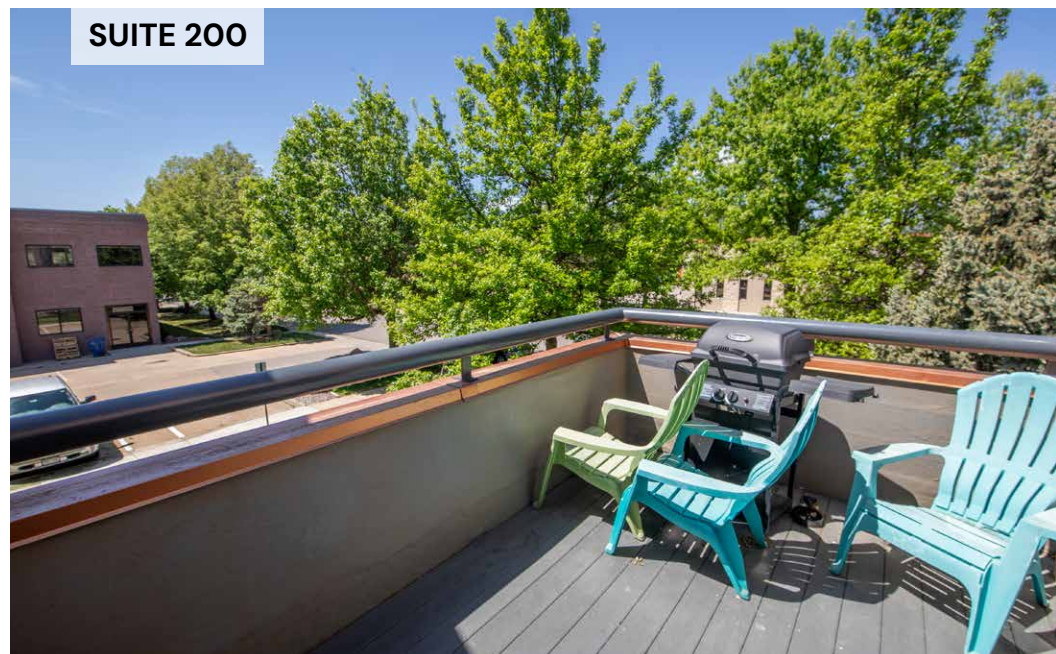
SUITE 102



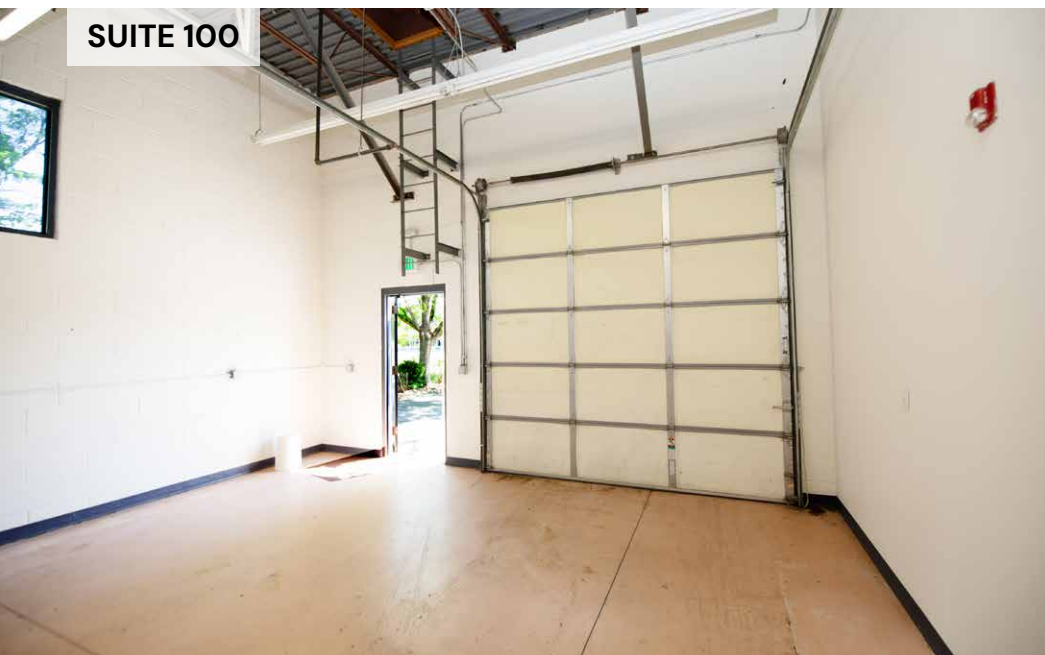
SUITE 200



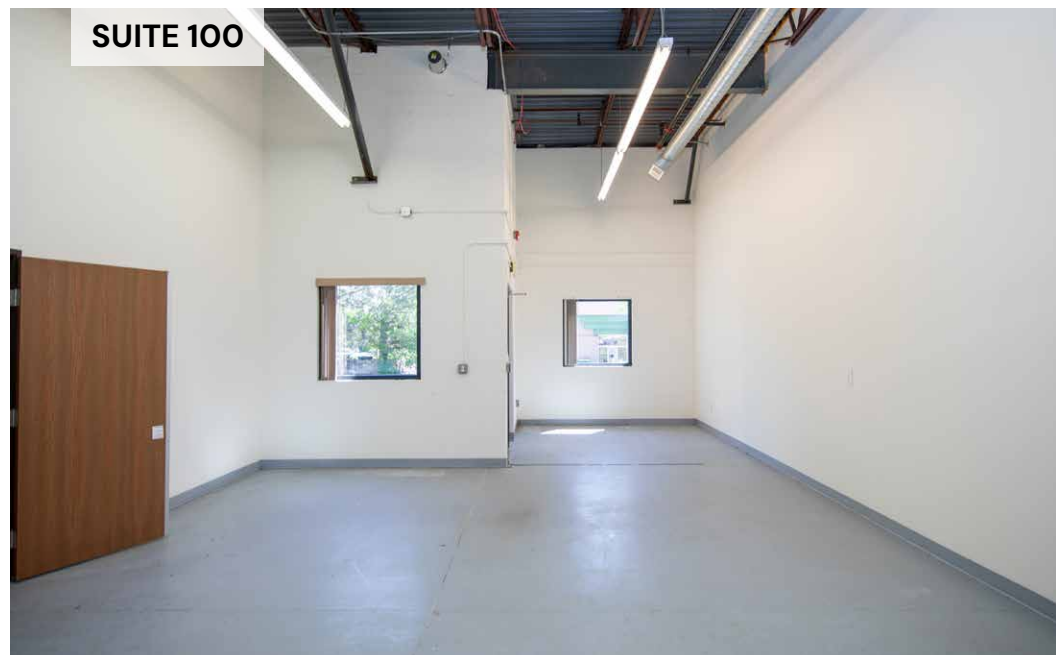
SUITE 200



SUITE 100



SUITE 100



DEMOGRAPHICS



POPULATION

5 MILE RADIUS

129,000

10 MILE RADIUS

261,000

EMPLOYEES

5 MILE RADIUS

118,000

10 MILE RADIUS

186,000

AVERAGE HOUSEHOLD INCOME

5 MILE RADIUS

\$126,000

10 MILE RADIUS

\$140,000

Boulder, Colorado is one of Colorado's most educated and affluent communities, driven by a strong mix of technology, aerospace, bioscience, and entrepreneurial industries. Home to the University of Colorado Boulder, the city benefits from a highly skilled workforce, strong consumer spending, and a vibrant year-round population that supports retail, office, and mixed-use development.

Source- Costar

COMPARABLES SALES

**5684 Vallmont Rd
Boulder, CO 80301**

SF/LAND AREA	2.58 AC/112,556 SF
SALE PRICE	\$2,500,000
\$/SF	\$420.10/SF
BUILT	1968
SOLD	7/21/2025

**2045 32nd Street
Boulder, CO 80301**

SF	8,126 SF
SALE PRICE	\$2,300,000
\$/SF	\$283.04/SF
BUILT	1979
SOLD	3/27/2025

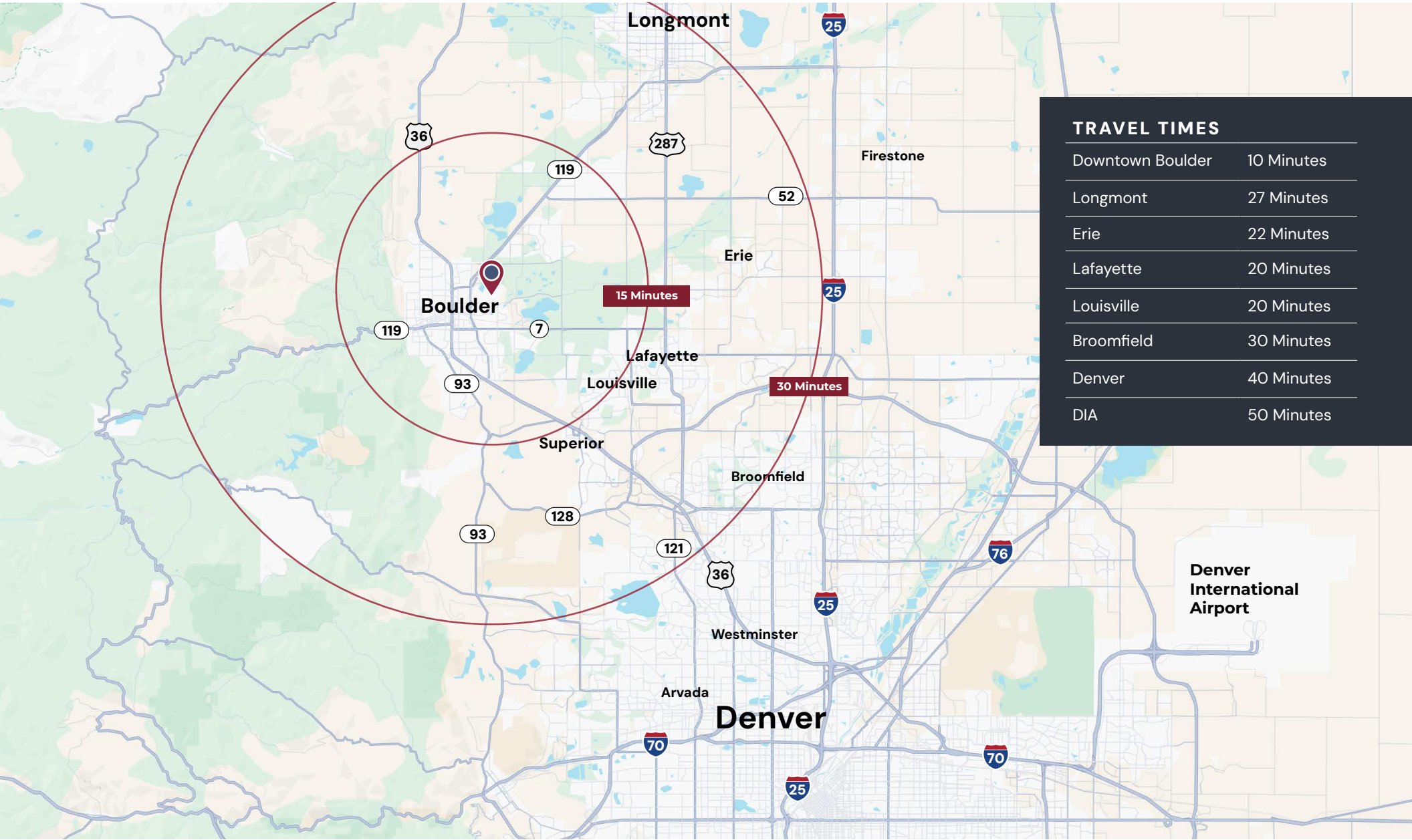
**5684 Vallmont Rd
Boulder, CO 80301**

SF/LAND AREA	0.42 AC/18,295 SF
SALE PRICE	\$2,106,000
\$/SF	\$323.75/SF
BUILT	1976
SOLD	2/14/2024

**1840-1844 55th Street
Boulder, CO 80301**

SF	7,630 SF
SALE PRICE	\$2,550,000
\$/SF	\$334.21/SF
BUILT	1979
SOLD	8/14/2024

REGIONAL MAP



TRAVEL TIMES	
Downtown Boulder	10 Minutes
Longmont	27 Minutes
Erie	22 Minutes
Lafayette	20 Minutes
Louisville	20 Minutes
Broomfield	30 Minutes
Denver	40 Minutes
DIA	50 Minutes

PROPERTY LOCATION

Explore more in the area.

1 Boulder Municipal Airport (BDU)

2 UNITED STATES POSTAL SERVICE®

3 UPSLOPE BREWING COMPANY BOULDER, COLORADO

4 BLACKBELLY OZO COFFEE CO

SNARF'S Sandwiches

