

OFFERING MEMORANDUM



3000 Folsom Street  
Boulder, CO 80304

## 3000 Folsom

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## OFFERING SUMMARY

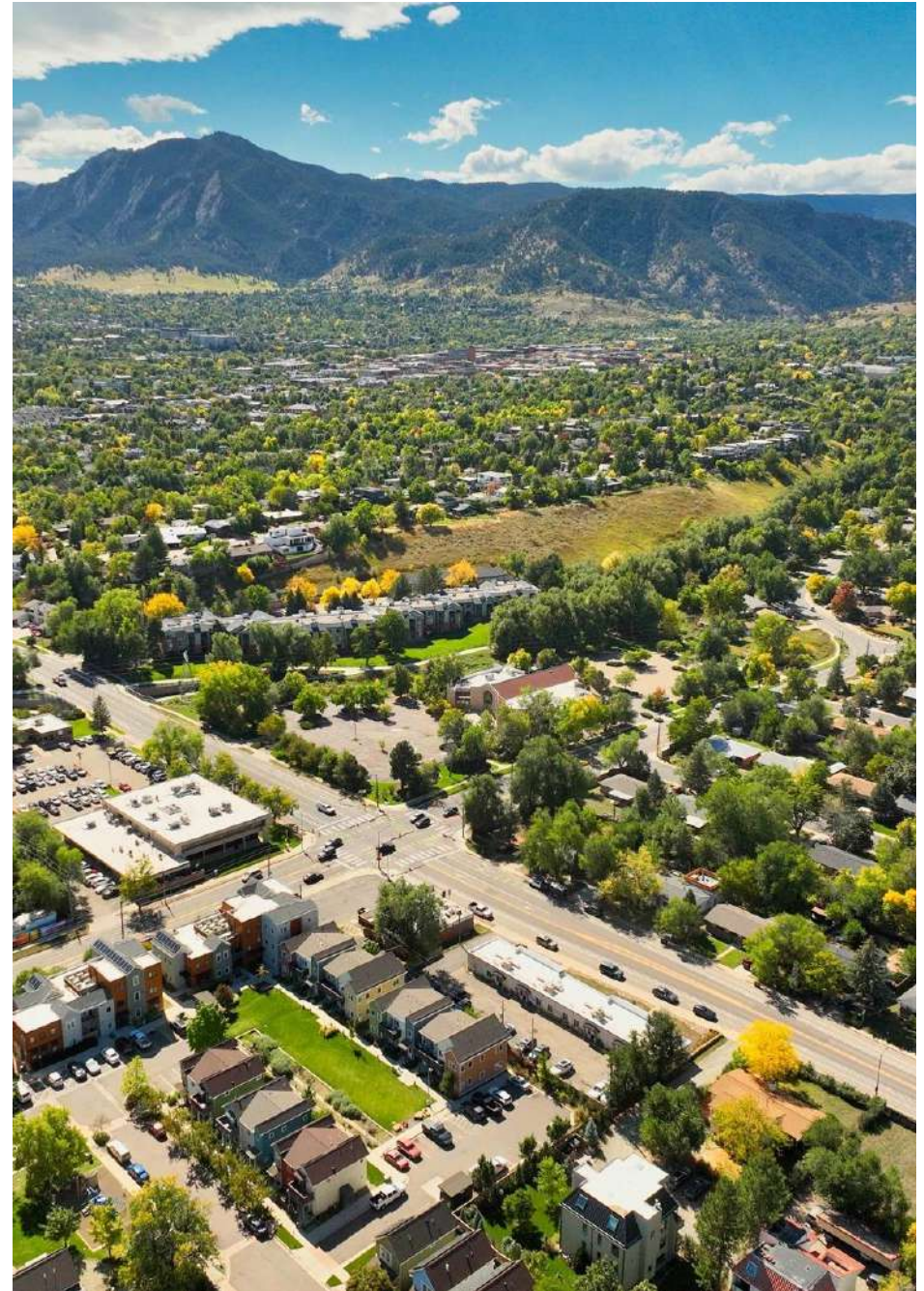
|             |  |
|-------------|--|
| ADDRESS     | 3000 Folsom Street<br>Boulder CO 80304 |
| COUNTY      | Boulder                                |
| BUILDING SF | 3,962 SF                               |
| LAND ACRES  | .39                                    |
| LAND SF     | 17,180 SF                              |
| YEAR BUILT  | 1974                                   |

## FINANCIAL SUMMARY

|           |             |
|-----------|-------------|
| PRICE     | \$1,950,000 |
| PRICE PSF | \$492.18    |

### Community Retail/Office Property For Sale

- Great Central Boulder location with high visibility along Folsom Street
- Prime asset for a business owner seeking a location with long-term income potential
- 2 adjacent units available which can be combined for approximately 1,981 square feet of space
- Hundreds of nearby residences offering strong demographics
- Spacious 17,000 SF lot, with on-site and street parking



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## PROPERTY FEATURES

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|                          |        |
|--------------------------|--------|
| NUMBER OF UNITS          | 4      |
| BUILDING SF              | 3,962  |
| LAND SF                  | 17,180 |
| LAND ACRES               | .39    |
| YEAR BUILT               | 1974   |
| ZONING TYPE              | BC-1   |
| NUMBER OF PARKING SPACES | 18     |

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## MECHANICAL

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|                    |                    |
|--------------------|--------------------|
| HVAC               | 4 Rooftop Units    |
| ELECTRICAL / POWER | Separately Metered |

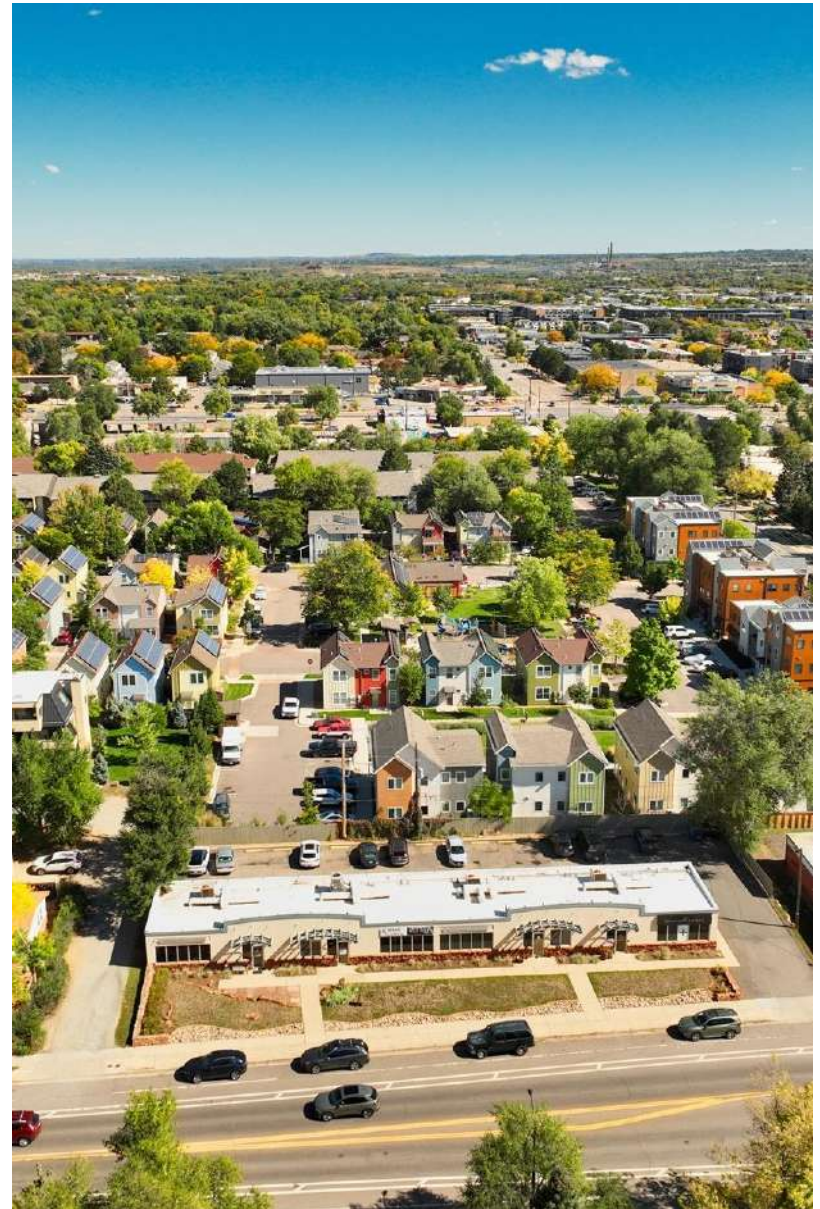
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## TENANT INFORMATION

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|           |                             |
|-----------|-----------------------------|
| UNIT 3000 | Bahama Mama                 |
| UNIT 3004 | Boulder Body Balance        |
| UNIT 3008 | Month to Month              |
| UNIT 3012 | Space available August 2026 |

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**Unit 3000**



**Unit 3004**



**Unit 3008 - 978 SF available now**

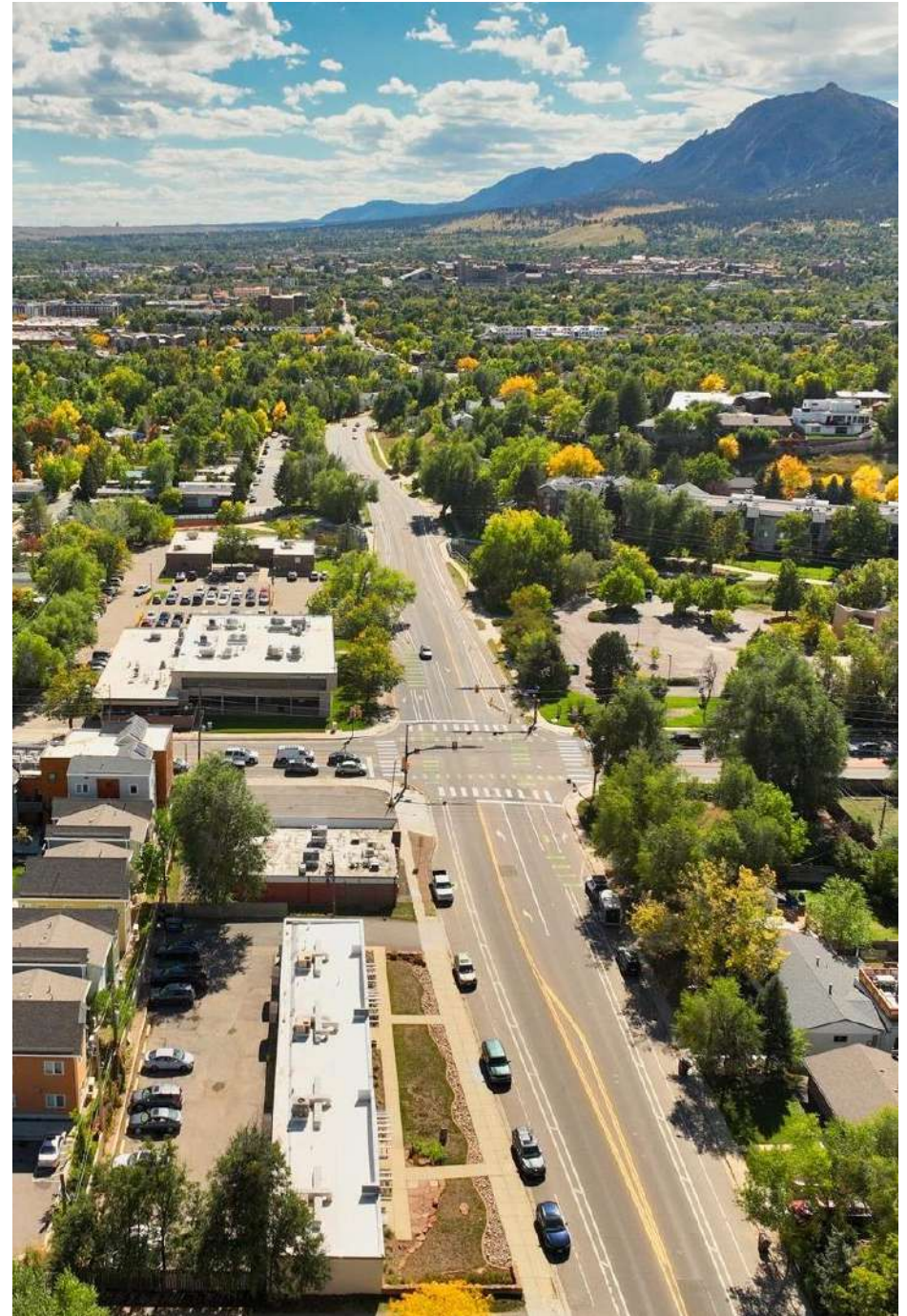


**Unit 3012 - 1,003 SF available August 2026**

- Centrally Located: Approximately 1 mile in distance from both the Historic Pearl Street Mall, and the University of Colorado Boulder campus. Minutes from many major retailers, hiking trails, world renowned restaurants, and attractions.
- Fits right in: Folsom Street is a prominent thoroughfare in Boulder providing a mix of retail shops, restaurants, and professional services - 3000 Folsom is a complimentary piece along this corridor.
- High visibility: The area surrounding 3000 Folsom boasts a high volume of traffic from locals, tourists, and students, making it a prime location for businesses seeking visibility and exposure.
- Easy Access: 3000 Folsom offers easy access to major transportation routes (Highway 36, Foothills Parkway), with convenient connections to neighboring cities and the Denver metropolitan area.
- Multimodal access: Take full advantage of Boulder's trail system as 3000 Folsom is located just off of the Goose Creek path which connects to a number points throughout the City.
- Community-centric: 3000 Folsom is the ideal "community" center. With hundreds of nearby residences this building has served the surrounding neighborhoods for nearly 5 decades.

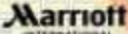
## Largest Employers

|  |       |
|--|-------|
| University of Colorado Boulder           | 6,200 |
| Ball Corporation                         | 4,800 |
| Boulder Valley School District           | 3,832 |
| St. Vrain Valley School District         | 3,570 |
| Boulder Community Health                 | 2,360 |
| Boulder County                           | 2,040 |
| City of Boulder                          | 1,461 |
| National Center for Atmospheric Research | 1,187 |





**CRE SOLUTIONS**  
3000 Folsom Street



Downtown Boulder - Pearl Street Mall

Boulder

Folsom Field  
University of Colorado Boulder (Main Campus)

University of Colorado

Mountain View Cemetery

Boulder Municipal Airport

Valmont City Park

University of Colorado Boulder (East Campus)

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