

EXECUTIVE SUMMARY

ONE-OF-A-KIND OPPORTUNITY

1800 38th St. presents an exceptional, one-of-a-kind opportunity to use or invest in the heart of Boulder, Colorado. Boasting 17,500 square feet with the potential to expand by an additional 9,500 square feet, 1800 38th St has great bones suitable for a variety of uses, including office, medical, laboratory, showroom, or residential treatment center. Its strong masonry and adaptable layout provide a strong foundation for any business or investment venture. Furthermore, the property boasts expansive views of the Flatirons. Coupled with its central location, 1800 38th offers a one-of-a-kind opportunity.

VIBRANT AND THRIVING COMMUNITY

Renowned for its highly educated and affluent population, Boulder is an ideal location for businesses and services catering to a discerning clientele. Boulder is a vibrant community of professionals, academics, and outdoor enthusiasts, all contributing to a dynamic and prosperous economy. The University of Colorado Boulder provides a highly educated workforce pipeline furthering an innovative and robust community of all demographics. With the allure of CU Boulder, these demographics are expected to continue to grow to over 40,000 undergraduate and graduate students expected at the University by 2025.

PRIME LOCATION

Centrally located in Boulder, 1800 38th St. is conveniently located between major thorough fares, Arapahoe Avenue and Foothills Parkway. Most notably, it is a few minutes from the 29th Street Mall and Pearl Street Mall in downtown Boulder, and is well connected to more than 300 miles of hiking and biking trails. The city is a multi-modal transportation hub, integrating RTD bus services with multiple lines, bike-sharing, and pedestrian pathways to enhance connectivity and accessibility for all travelers.

RENDERINGS

The building interior is unimproved in gray shell condition. The Renderings in this brochure are for marketing purposes only. However, the Renderings are available and are ready for permitting.



1800
38TH STREET

RENDERING



PROPERTY HIGHLIGHTS

- Plethora of uses include: office, medical, behavioral health, RTC
- Biosafety Level 1 lab
- Single or multi-tenant opportunities
- Lot size: 1.28 Acres with Flatiron views
- 17.5K SF with the ability to add another 9,500 for a total of 27,000 SF
- 2 Floors
- Parking Ratio: 4.24/1,000 SF (73 surface + 3 ADA) with ability to expand parking

AMENITIES & PERKS

Enhance employee wellbeing, convenience, and engagement at 1800 38th St. with numerous nearby amenities.



RECREATION AND FITNESS
SCOTT CARPENTER PARK
BOULDER CREEK PATH



PRIME RETAIL
TWENTY NINTH STREET MALL
PEARL STREET MALL



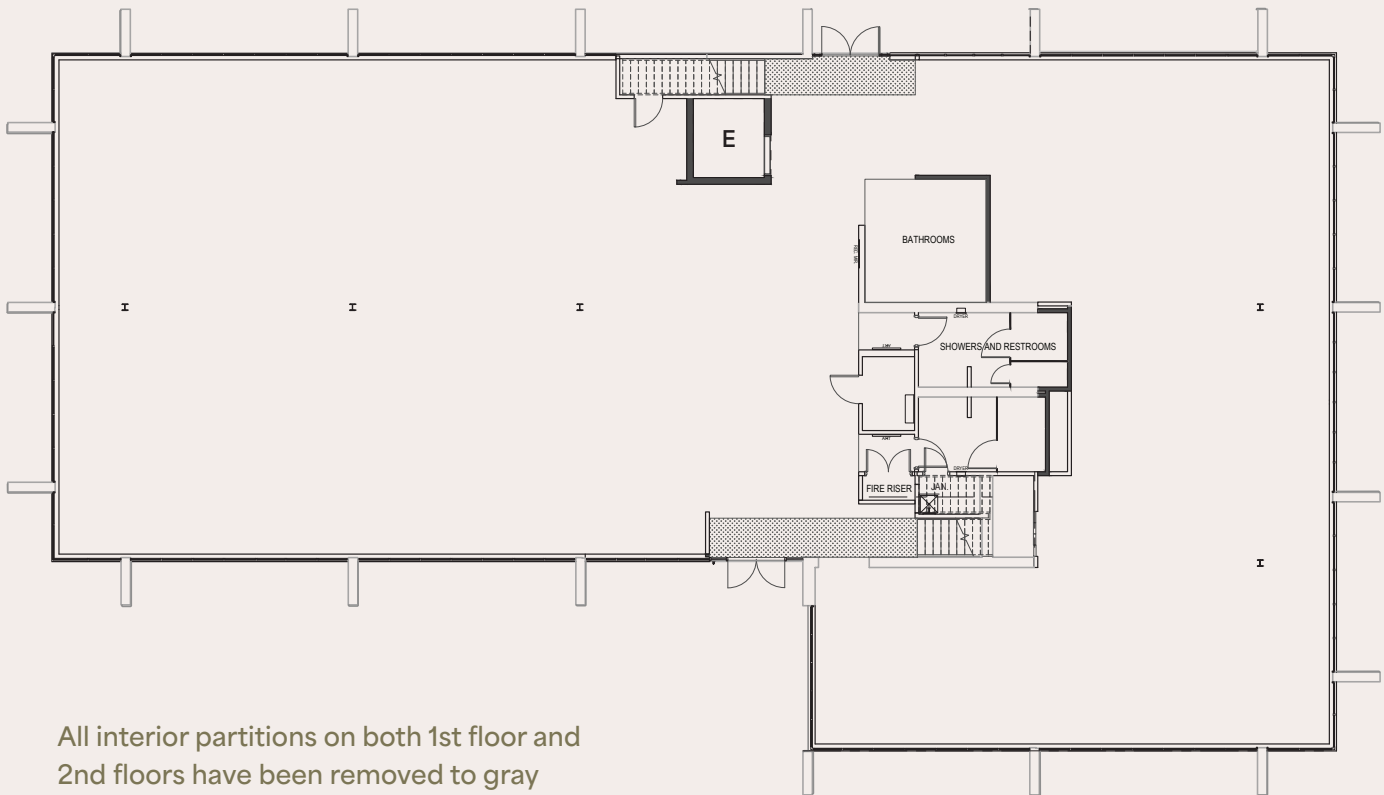
TRANSPORTATION
RTD BUS SERVICES





FLOOR PLANS

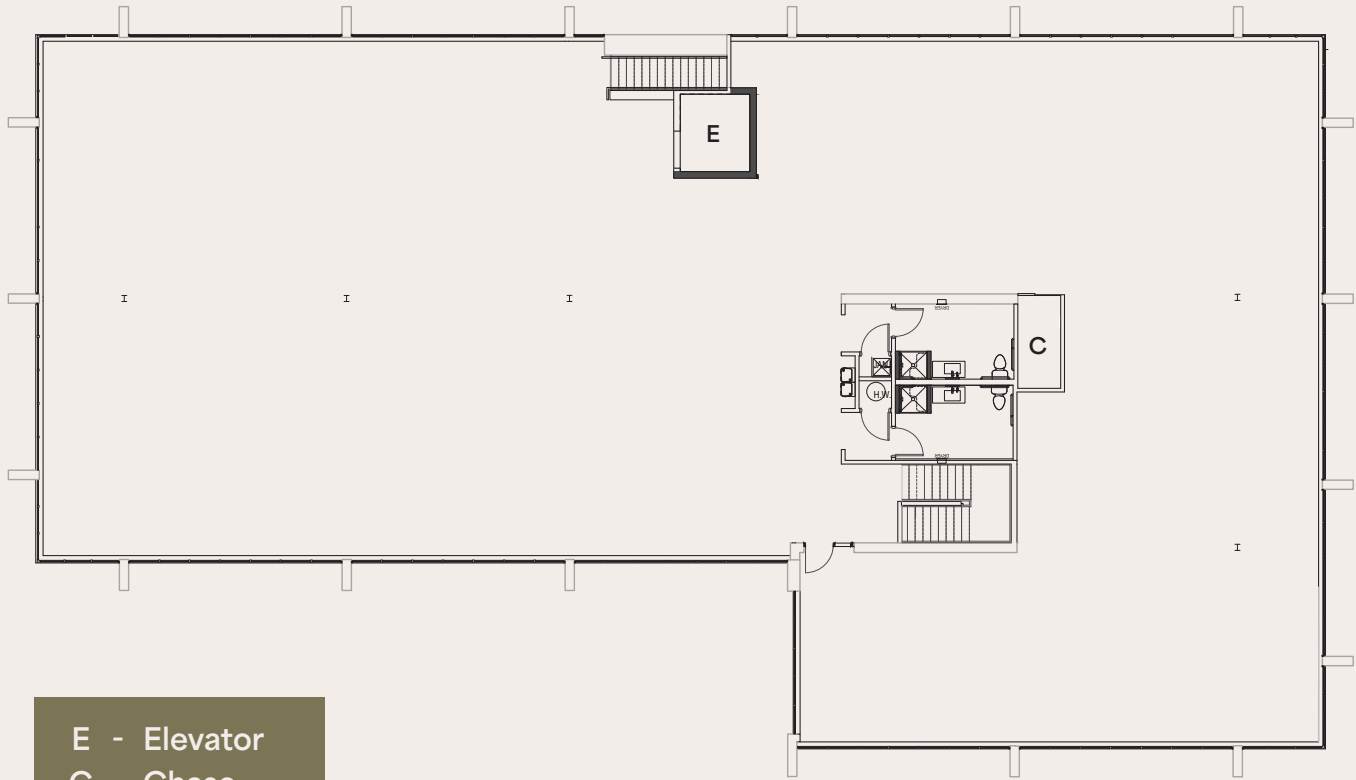
LEVEL 1



All interior partitions on both 1st floor and 2nd floors have been removed to gray shell condition, ready for construction of improvements including new restrooms, elevator, and rooftop units.



LEVEL 2



E - Elevator
C - Chase
RR - Restrooms



RENDERING

1800 38th Street | 7

INTERIOR PHOTOS

RENDERINGS



PRICING GUIDANCE

BASE BUILDING

Address:	1800 38th Street, Boulder, CO 80301
Legal:	Lot 10 Block 2 EastPark 2
Zoning:	IG-Industrial General
Lot Size:	1.28 Acres 55,757 SF
Stories:	2
Gross Building Area:	17,285 SF
Total RSF:	16,665 RSF
1st Floor:	7,659 RSF
2nd Floor:	9,006 RSF
Bldg Expansion:	9,000 RSF
Potential Bldg Size:	25,665 RSF
Parking:	73 surface including 3 ADA
Parking Ratio:	4.4 / 1,000
Parking Ratio with Expansion:	2.8 / 1,000

ESTIMATED OPERATING EXPENSES (2025):

	Total	PSF
Common Area Maintenance (CAM):	\$179,374	\$10.38
Real Estate Taxes:	\$147,086	\$8.51
Insurance:	\$4,885	\$0.28
Total:	\$331,345	\$19.17

USER BUYER COMPS

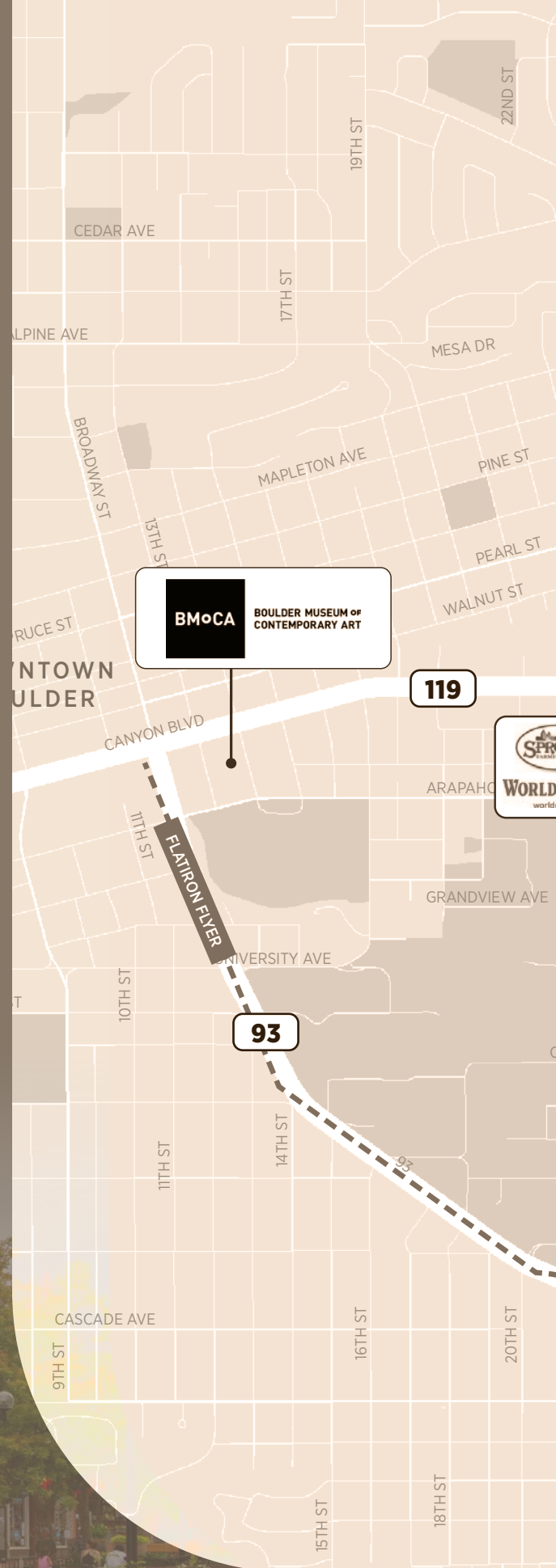
Address	Size	Sale Price	PSF
4680 Riverbend Rd	5,996	\$1,950,000	\$325.22
2625 28th Street	5,743	\$3,000,000	\$522.38
5400 Spine Rd	16,760	\$5,375,000	\$320.70
4141 E Arapahoe Ave	13,300	\$3,950,000	\$296.99
Total / Average PSF:	41,799	\$14,275,000	\$341.52

Seller's Quoted Sale Price:	17,285 SF	\$6,000,000	\$347 PSF
------------------------------------	------------------	--------------------	------------------

A LOCATION FULL OF ADVANTAGES

The best of Boulder's food scene, retail, and entertainment is within easy short walking distance of 1800 38th Street. Commuters enjoy quick highway & mass transit access as well as bike-friendly accommodations.

- Less than 12 minutes to Pearl Street Mall via bicycle (73% of Boulderites own and commute by bicycle)
- Excellent visibility and potential signage opportunities from Foothills Parkway
- Monument signage available
- Short jaunt away from the Boulder Junction Depot Square RTD Station with service to Longmont, Louisville, Lafayette, DIA and local service
- BCycle (bikeshare) station within walking distance
- Immediate access to Arapahoe Ave
- Outstanding views of the Flatirons (from top floor)



RTD Boulder Junction at Depot Square

157



★
1800
38TH STREET



7



36

157



VIBRANT COMMUNITY

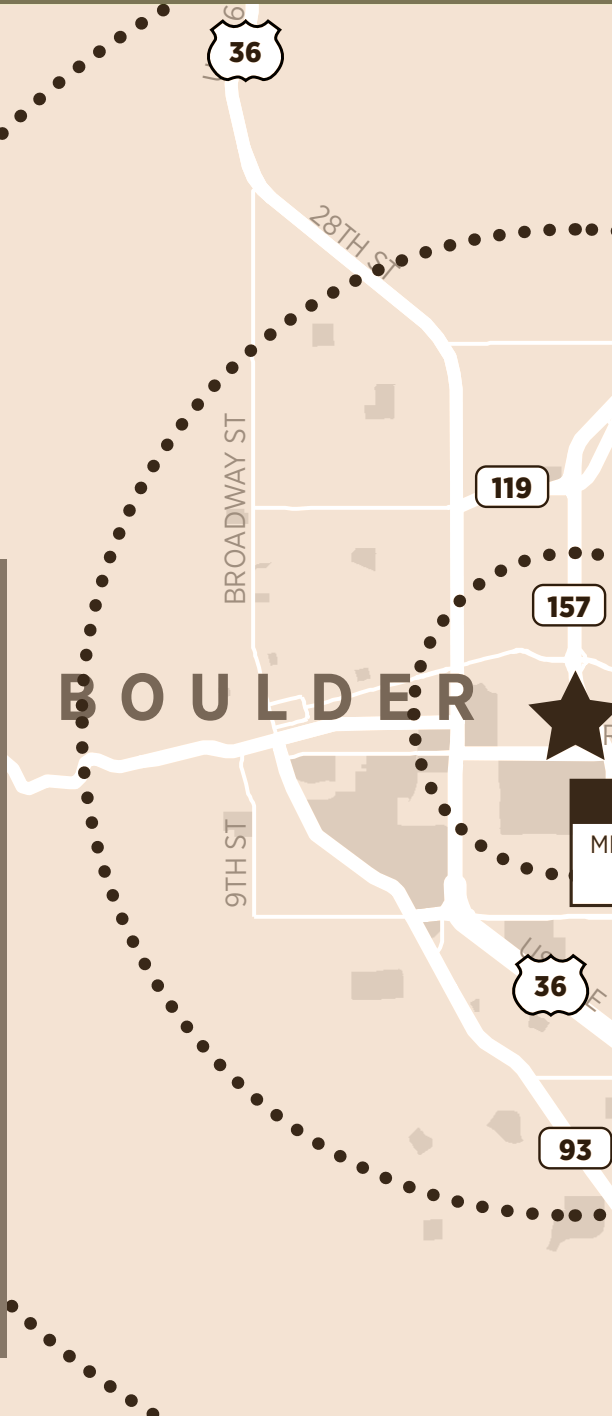
LOCATE YOUR BUSINESS IN THE HEART OF BOULDER - HOME TO WORLD-CLASS RESEARCH INSTITUTIONS AND UNIVERSITIES WITH UNPARALLEL ACCESS TO A HIGHLY EDUCATED WORKFORCE.

BY THE NUMBERS

	1 mi	3 mi	5 mi
Median Age	30.3	30.2	32.6
Education (Bachelor's Degree)	37.5%	39.2%	39.3%
Education (Graduate/Professional Degree)	37.5%	39.2%	39.2%
Median Household Income	\$77,123	\$86,899	\$95,467
Pet Owners	2,261	6,534	21,960
Coffee Shops	10	30	50+

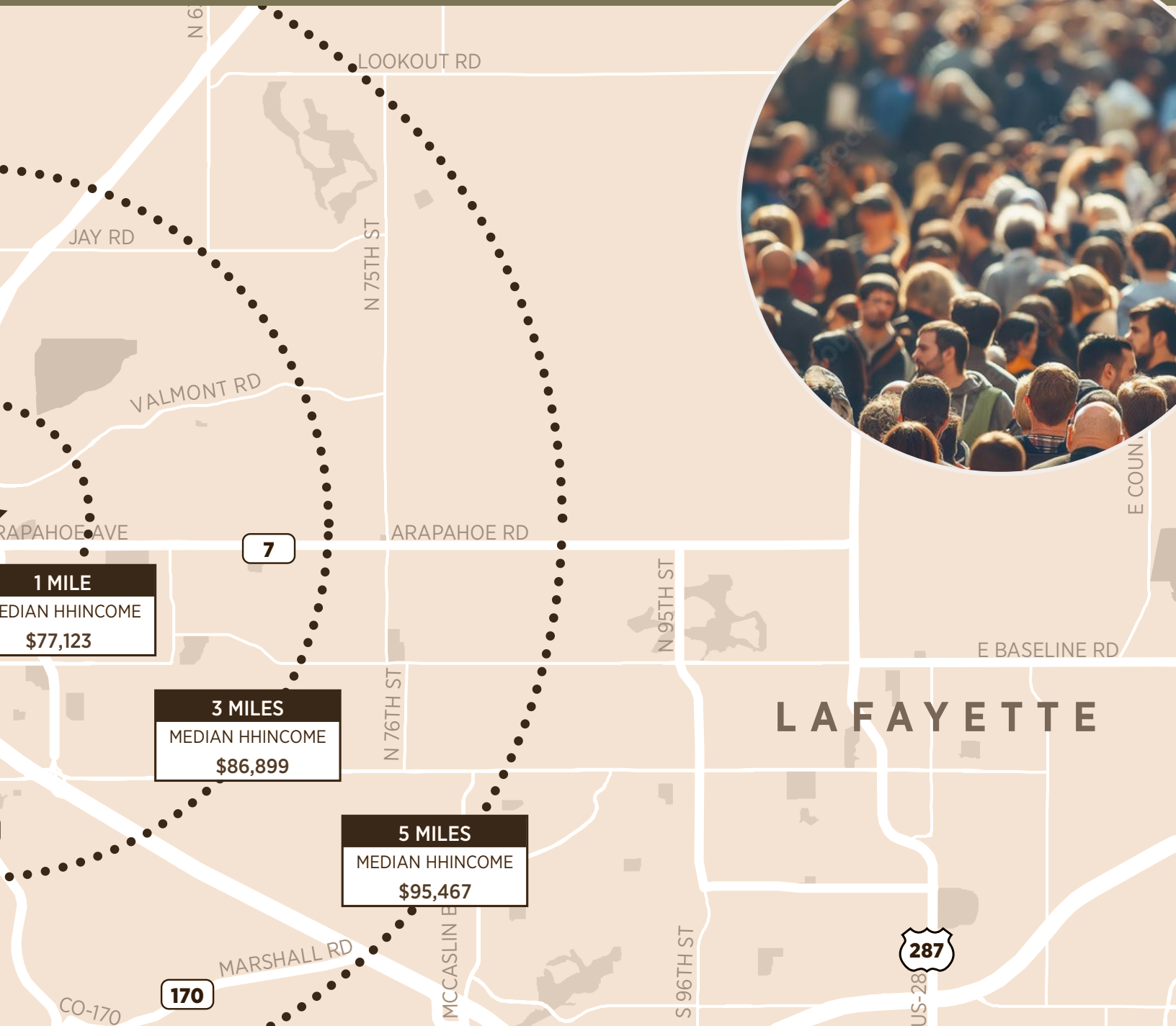
WITHIN 5 MILES

123,943	\$8,802	82.4%
Population	Annual healthcare spending per person	College education or higher



DEMOGRAPHICS

BUILD YOUR BUSINESS IN CLOSE PROXIMITY TO
NUMEROUS REGIONAL MEDICAL CENTERS AND A
LARGE, AFFLUENT POPULATION WITHIN 10 MILES.



1800 38TH STREET, BOULDER, COLORADO

1800 38TH STREET

WILLIAM LUCAS
Managing Director
+1 303 312 4239
bill.lucas@cushwake.com

MIKE COPPOLA
Director
+1 303 312 4212
michael.coppola@cushwake.com

WWW.1800-38THSTREET.COM



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.