

PRESENCE

1871 Folsom Street

Boulder, CO 80302

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Section One

EXECUTIVE SUMMARY

Investment Overview

Floor Plan

Local Map

Amenties Map

EXECUTIVE SUMMARY INVESTMENT OVERVIEW

LIST PRICE

\$3,495,000

Marcus & Millichap is please to present 1871 Folsom Street in Boulder, Colorado. This 7,746 square feet, class B office is a great single or multi-tenant office building centrally located in the heart of Boulder. Sitting at the corner of Folsom St and South St, you are less than one mile from the University of Colorado.

Built in 1980 with extensive renovations completed in 2021 and 2023 including a new roof. This is an ideal opportunity and location for a wide variety of businesses in Boulder. This opportunity has 23 parking spaces with 10 of those covered. Beautiful and highly appointed updates in 2021 include; new finishes, fixtures, paint, and landscaping.

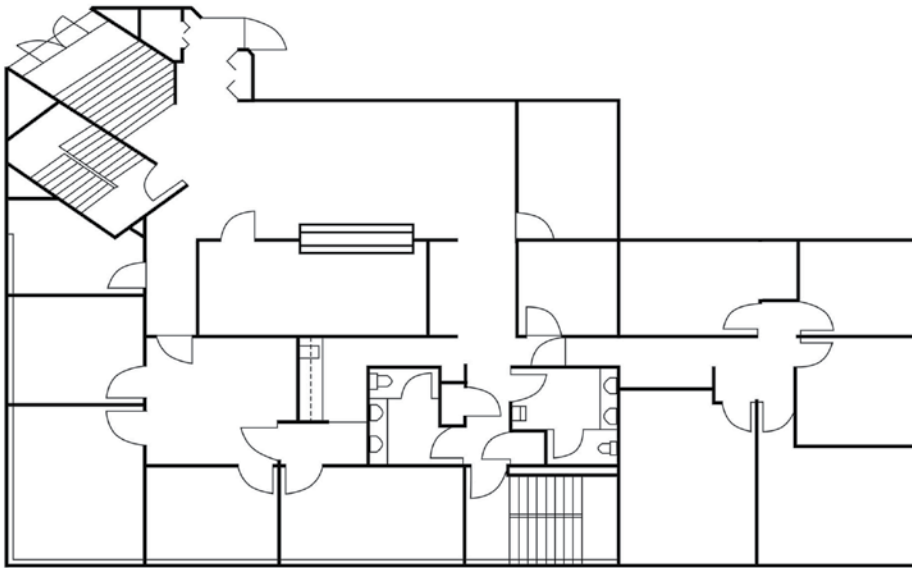
Ideally suited as a single-tenant office, there are multiple options for multi-tenant use allowing a business to grow or contract.

1871 Folsom is a great opportunity for anyone looking for a beautiful 7,746 square foot office building centrally located in the heart of Boulder.

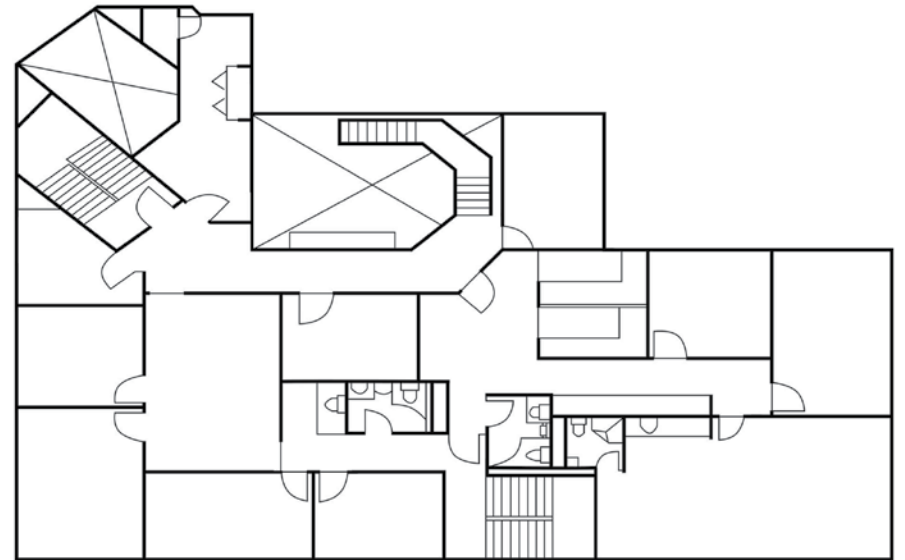
- 7,746 Square Feet
- BT-2, RH-2 Zoning
- Built in 1980, Remodeled in 2021-2023
- 2023 Taxes \$65,936.04
- New Roof Installed in 2023
- 23 Parking Spaces With 10 Covered



FLOOR PLAN EXECUTIVE SUMMARY

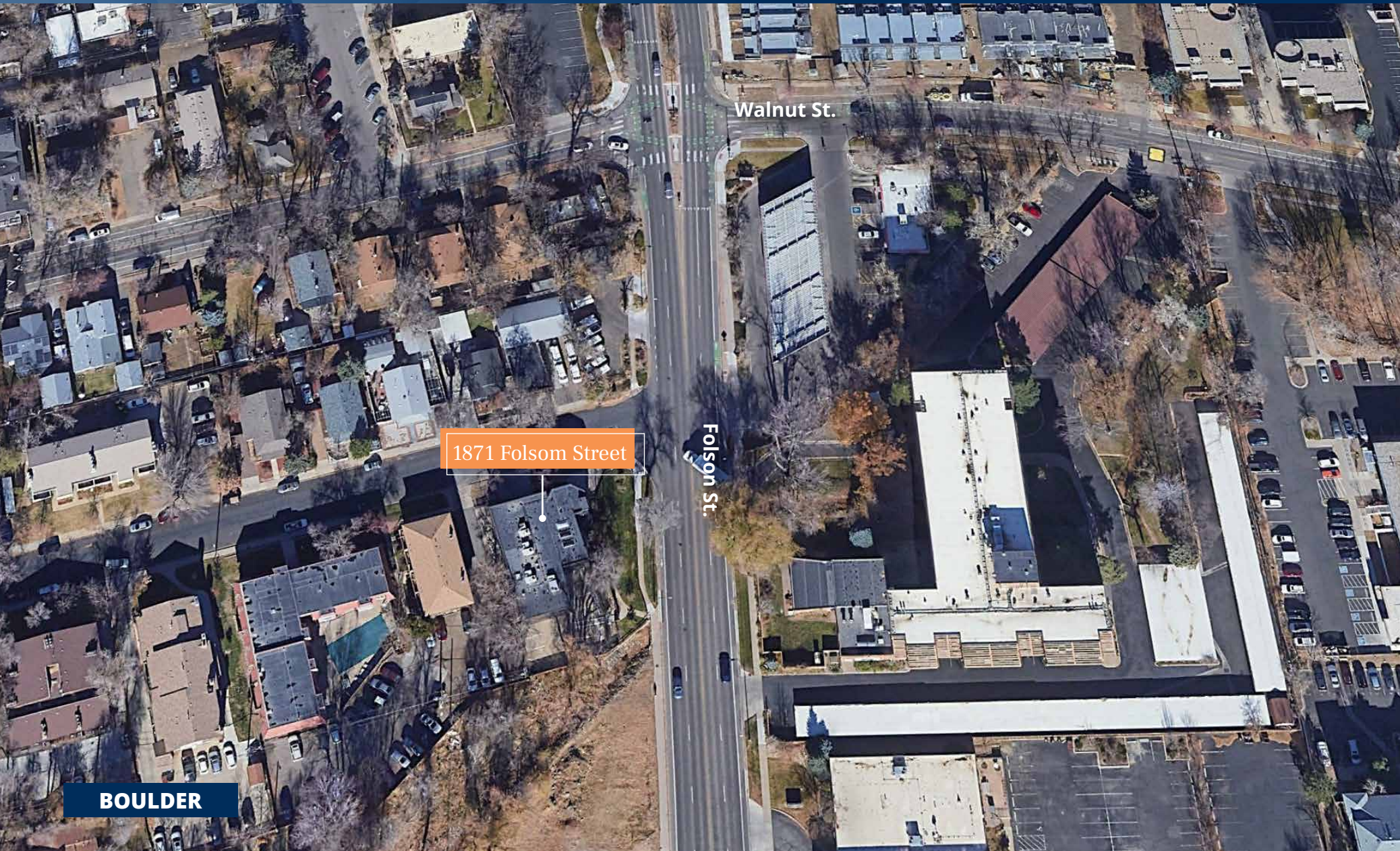


FIRST FLOOR



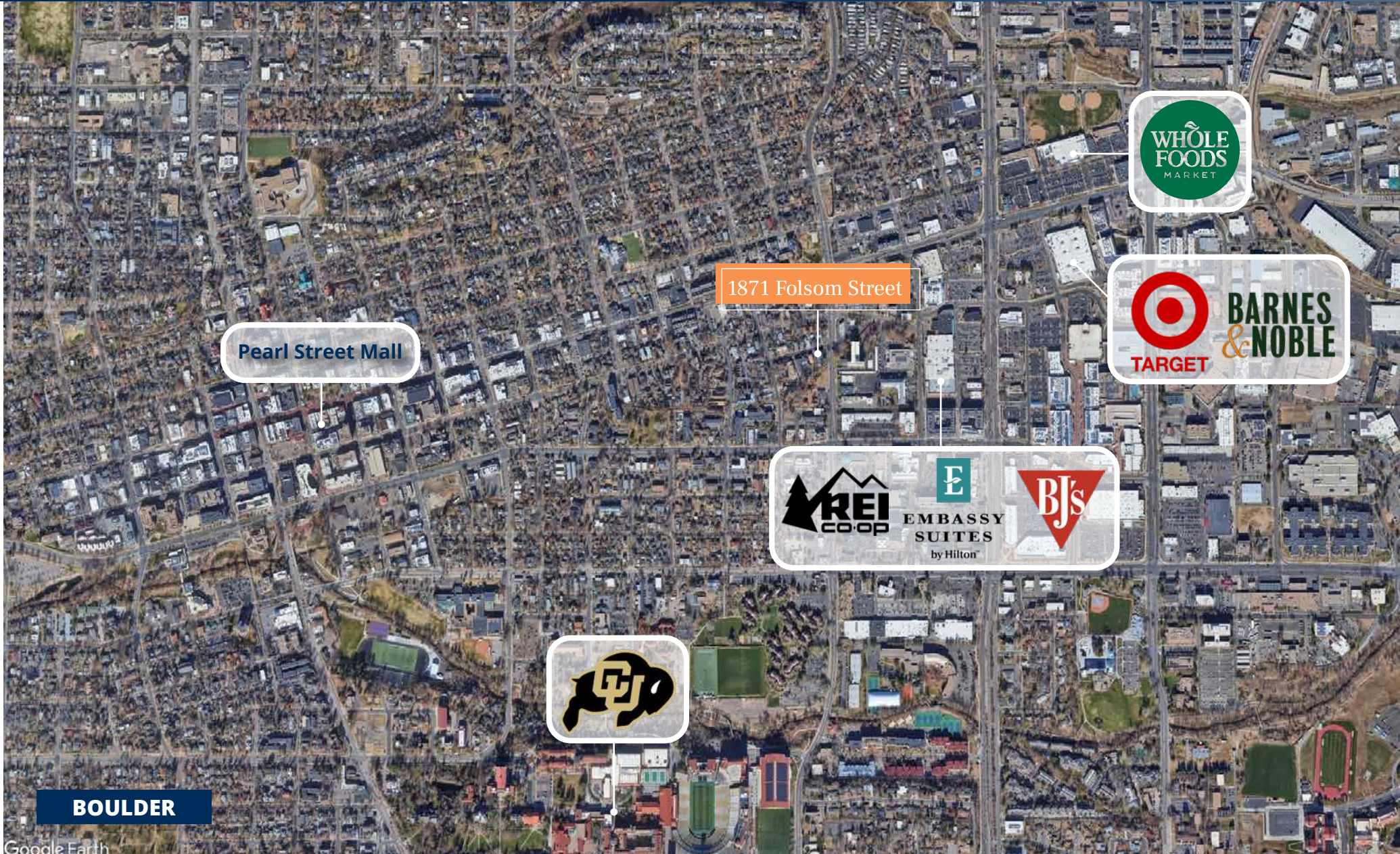
SECOND FLOOR

EXECUTIVE SUMMARY LOCAL MAP



BOULDER

AMENITIES MAP EXECUTIVE SUMMARY



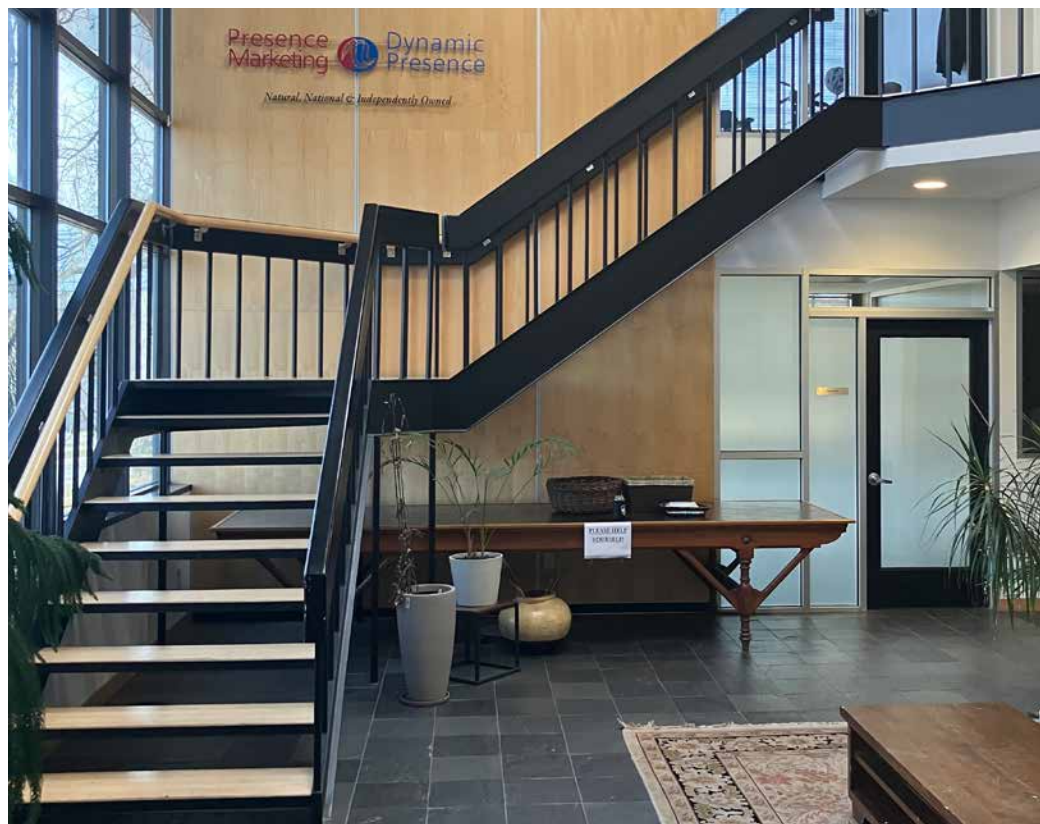
Pearl Street Mall

1871 Folsom Street



BOULDER

Google Earth





1871 FOLSOM

1871 FOLSOM







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Section Two

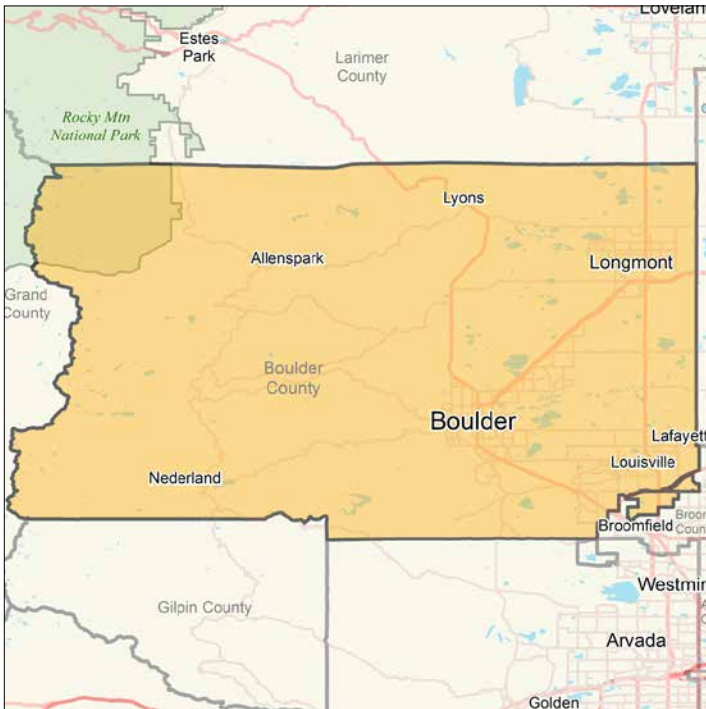
MARKET OVERVIEW

Boulder Overview

MARKET OVERVIEW BOULDER OVERVIEW

BOULDER

Offering residents and visitors beautiful scenery and a variety of recreational activities, the Boulder metro encompasses all of Boulder County, including a portion of Rocky Mountain National Park. The city of Boulder itself is situated 35 miles northwest of Denver. The area is known for research and technology industries. Although median incomes are high, home prices that are more than twice the national median result in just 62 percent of households owning a home, a rate that trails the U.S. average.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



HIGH-TECH HUB

The Boulder-Longmont area has one of the nation's highest concentrations of software-related jobs, contributing to an above-average median income.



VENTURE CAPITAL

Local companies receive a significant portion of venture capital invested in the state, due to the large number of startups in the area.



HIGHLY-EDUCATED WORKFORCE

The metro has one of the most educated labor forces in the nation. Roughly 60 percent of residents age 25 and older have obtained a bachelor's degree, and of these, 27 percent have also earned a graduate or professional degree.

ECONOMY

- Boulder County is known for its high-tech and biotech workers and companies, drawing additional businesses to the region and generating startups.
- Federal research facilities and the University of Colorado attract technology firms in bioscience, software development, aerospace, computer storage and peripherals, and natural and organic agricultural products.
- Government facilities include the National Oceanic and Atmospheric Administration, the National Institute of Standards and Technology, and other federal research facilities.
- Other segments important to the economy include outdoor products and sporting goods, renewable energy and tourism. The proximity to Rocky Mountain National Park and ski slopes makes it a tourist destination.

DEMOGRAPHICS



POPULATION

331K

Growth 2022-2027*
4.6%



HOUSEHOLDS

133K

Growth 2022-2027*
5.0%



MEDIAN AGE

37.4

U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME

\$87,600

U.S. Median
\$66,400

MARKET OVERVIEW





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