1033 PENNSYLVANIA AVE

BOULDER, CO 80302



OFFERED AT
$2,895,000

PROPERTY TYPE
6 Bed Duplex + 2 Bed Cottage

BUILDING SIZE
2,833 SF

PARKING
4 Covered
1 Onsite = 5 Total

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

CLICK HERE for 1033 virtual tour

CLICK HERE for 1037 virtual tour

THE HILL'S SWEET SPOT

Every student on the Hill knows the golden rule of housing: the closer to campus, the later you can sleep. At 1033 Pennsylvania Avenue, that means rolling out of bed at 7:55 and still making the 8 a.m. lecture. This 8-bedroom triplex sits right on Boulder's Main & Main, two blocks from everything that makes the Hill the beating heart of CU student life. But the location is only half the story. With character and condition you rarely find in Hill rentals, this is a property that stands out on a block full of tired student housing. A location this good is hard to find. One that looks and lives this well is even harder. Go Buffs!

PROPERTY HIGHLIGHTS

- Secured 2027-2028 Rents: $1,800/Bed
- Three Units / 8 beds / 5 Baths
- Spacious floorplans, well-maintained
- Just blocks from campus with 5 total onsite parking spaces; 4 covered.
- RH-5 Zoning

UNIVERSITY HILL TRIPLEX FOR SALE

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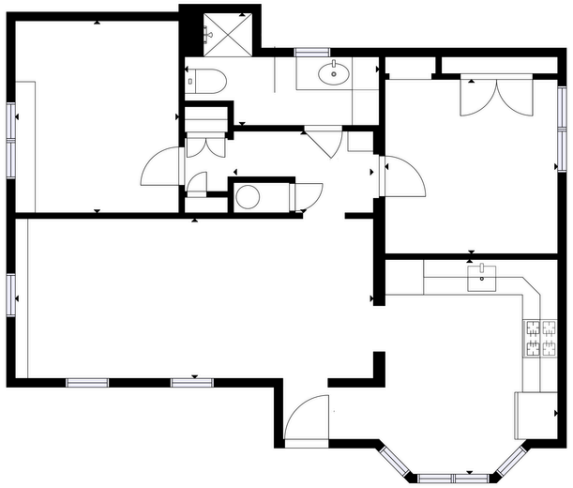
RENT ROLL + PRICING ANALYSIS

Tenant	Sq. Ft.	Mo. Gross Rent	Lease Start	Lease Exp.
1033 Penn	703	$3,600.00	8/1/2027	7/29/2028
1035 Penn	1065	$5,400.00	8/1/2027	7/29/2028
1037 Penn	1065	$5,400.00	8/1/2027	7/29/2028
SF	2833	$14,400.00		

12 Month Expenses	
$174,600.00	Gross Income
$12,977.00	Taxes 2025
$4,636.00	Insurance
$1,800.00	Trash
$3,000.00	General R&M
$3,600.00	Owner Managment
$26,013.00	Total Expenses
$148,587.00	**NOI**

Valuation Metrics	
Annual Rental Income	$172,800.00
Trash Reimb.	$1,800.00
Gross Income	$174,600.00
Net Operating Income	$148,587.00
Asking Price	$2,895,000
Cap Rate	5.13%
Price/Bed	$361,875

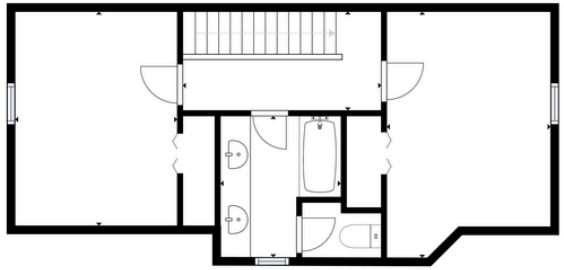
1033



1037 & 1035 (mirrored)



first floor



second floor

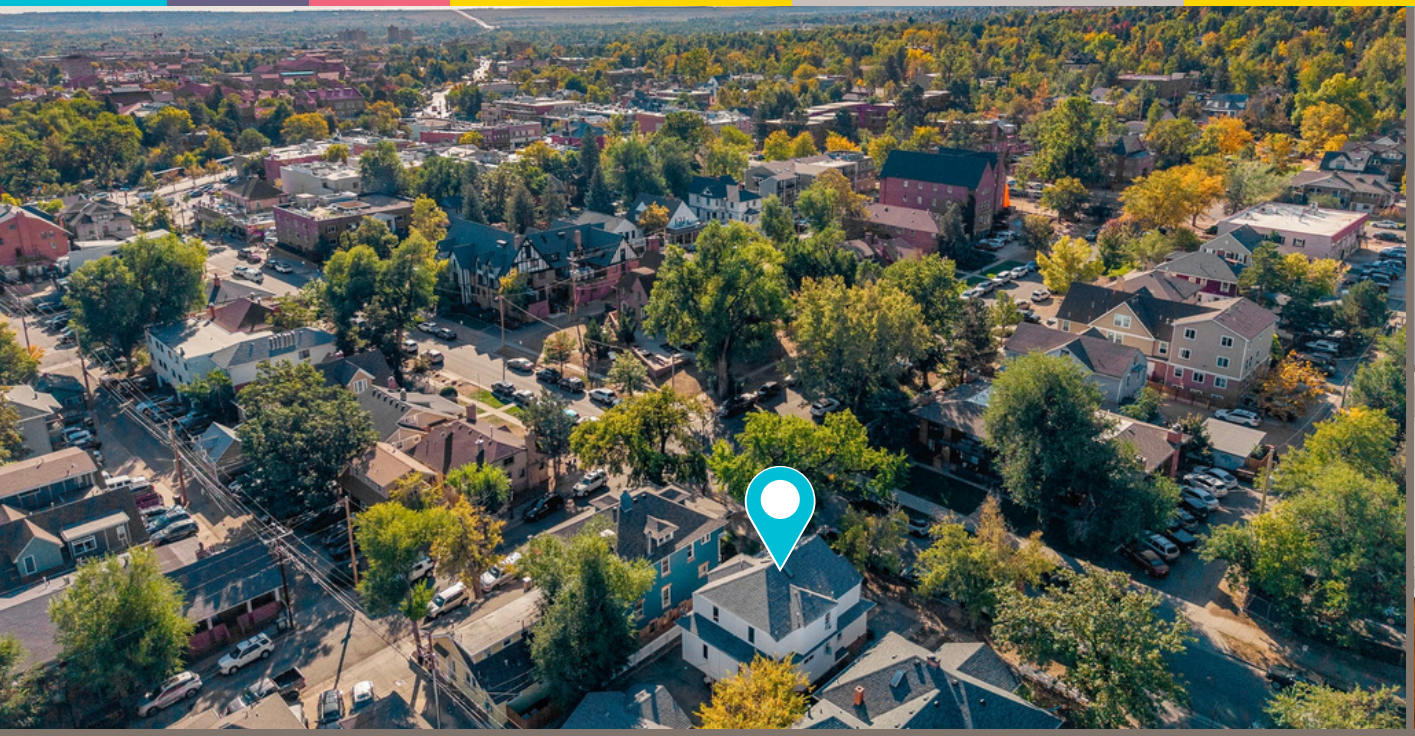
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LOCATION & WALKABILITY

92 | 60 | 91

Walk Score | Transit Score | Bike Score

Positioned within walking distance of campus, The Hill, and the daily amenities that drive student demand.



CU Boulder Main Campus
0.3 miles 6 minutes

Folsom Field
0.7 miles, 14 minutes

Chatauqua Park
0.8 miles, 17 minutes

Fox Theatre
0.3 miles, 5 minutes

Norlin Library (CU)
0.5 miles, 10 minutes

The Hill (University Hill)
0.2 miles, 5 minutes

RTD Bus (Broadway & University)
0.2 miles, 5 minutes

Aviano Coffee
0.3 miles, 6 minutes

DEMAND DEMOGRAPHICS

University Hill combines the country's most predictable rental demand with one of its most restricted supplies. Boulder's growth boundary and zoning have capped new construction for decades, while CU Boulder's enrollment keeps growing – leaving this submarket with consistent occupancy and durable pricing power year after year.

68,000
CU APPLICANTS (FALL 2024)

91.2%
STUDENT RETENTION

~$1.1M
MEDIAN HOME (80302)

38,800+
CU ENROLLMENT

$1,250–$1,888
AVERAGE PER BED RENTAL RATE

23,000
UPPER DIVISION STUDENTS HOUSED OFF-CAMPUS

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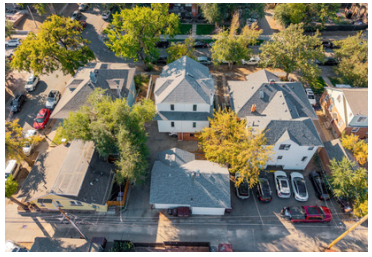
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