

- 2 Parcels: totalling 21,967 SF (17,733 SF + 4,234 SF)
- Building size: 10,142 SF
- Current Zoning: Residential-High 2 (RH-2)
- Current Land Use: High-Density Residential
- Multi-family adaptive re-use /redevelopment opportunity





Redevelopment Opportunity in Downtown Boulder

2243 13TH STREET, BOULDER CO

2433 13th Street in Boulder, Colorado presents a unique multi-family redevelopment / adaptive re-use opportunity. The 100-year old Christian Science church in the heart of downtown is a 10,000 SF religious facility with classical architecture details. It sits on a half acre lot just two blocks to the north of Pearl Street. The Church was designed by Glen H. Huntington, a leading architect in Boulder (Boulder County Court House, Boulder Band Shell) and built in 1925. While any project will likely require a site plan review, the current zoning and land use in place allows for a potential high density multi-family development.

The following information was gathered by Trestle Strategy Group and represents preliminary information to help interested parties initiate their research.



Front of the First Church of Christ, Scientist - 1988 - Boulder Historical Society/Museum of Boulder



Front, oblique view of First Church of Christ, Scientist - 1926 - Boulder Historical Society/Museum of Boulder



View of the west foyer addition to the First Church of Christ, Scientist completed in April 1983 - Boulder Historical Society/Museum of Boulder

Information provided courtesy of Trestle Strategy Group

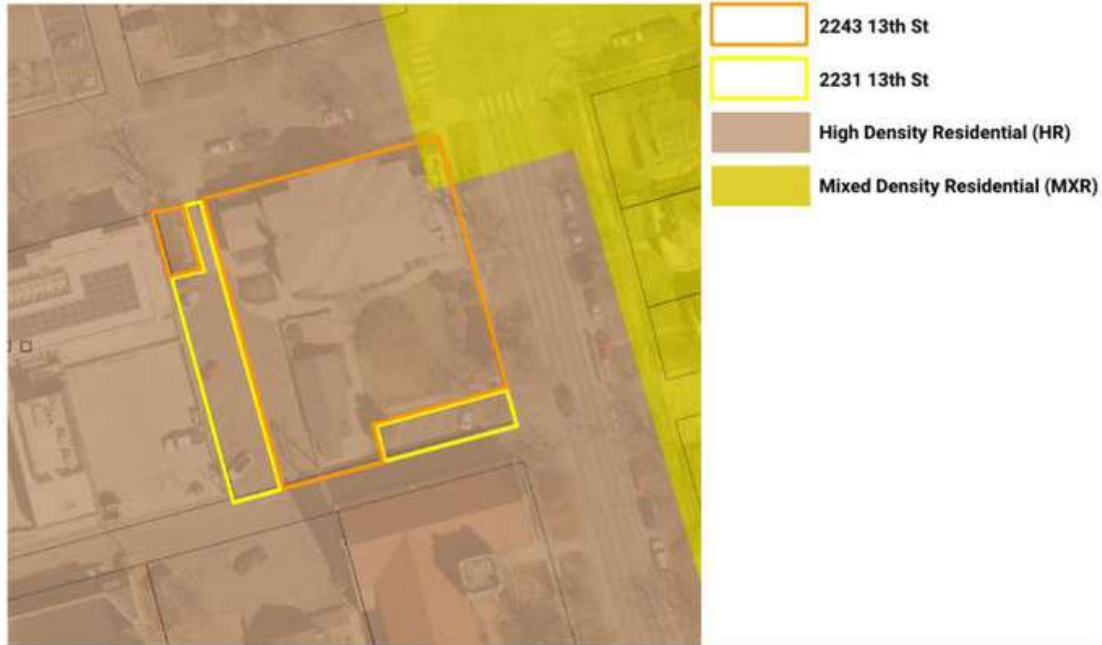


LEARN MORE ABOUT THIS PROPERTY
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ADDRESS	2243 13TH ST.	2231 13TH ST.
Owner	First Church of Christ	
Year Constructed	1925	1986 (Parking Lot)
Lot Size (Acres)	.41	.10
Lot Size (Square Feet)	17,733	4,234
Zoning	Residential-High 2 (RH-2)	
Land Use	High Density Residential (HR)	
Historic District	Downtown North: Potential Local Historic Districts	
Concept Plan & Site Review Thresholds	Required for projects over 2 acres or 30,000 square feet	

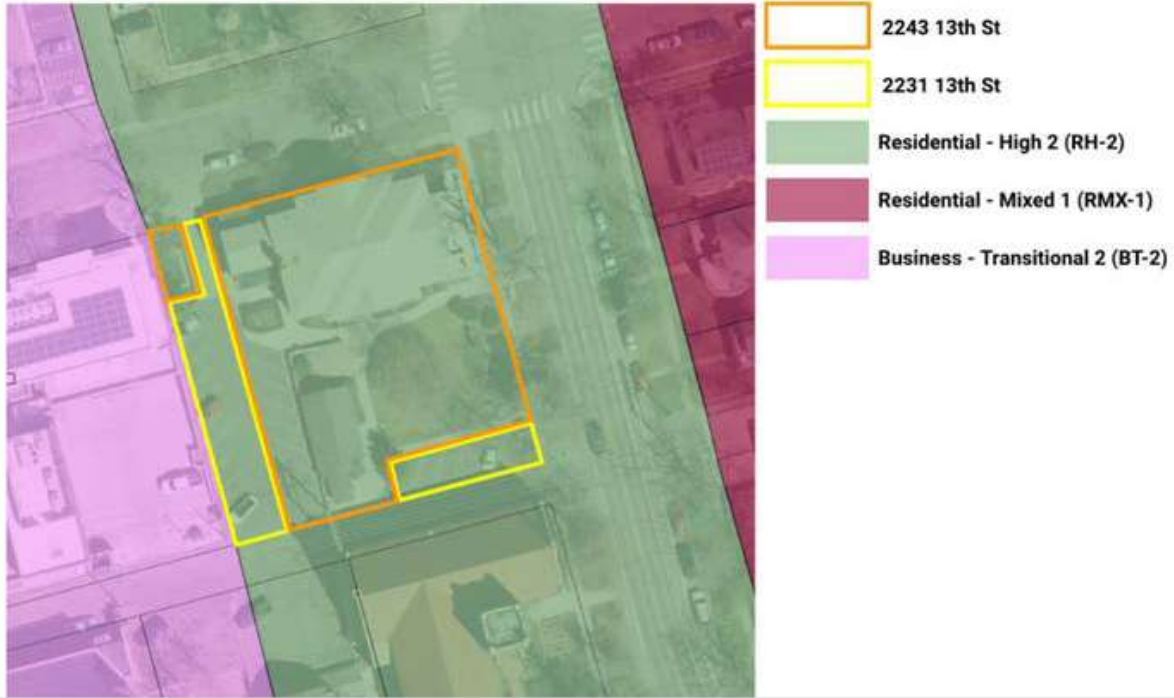





Land Use Map



Land Use Category	Boulder Valley Comprehensive Plan (link) descriptions
High Density Residential (HR)	<p>Characteristics and Locations: The HR areas are generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment and near major corridors and services.</p> <p>Uses: Consists of attached residential units and apartments. May include some complementary uses implemented through zoning.</p> <p>BVCP Density/Intensity: More than 14 dwelling units per acre</p>
Mixed Density Residential (MXR)	<p>Characteristics and Locations: MXR areas surround downtown in the Pre-World War II older neighborhoods and are located in some areas planned for new development. Additionally, in older downtown neighborhoods that were developed with single-family homes but for a time were zoned for higher densities, a variety of housing types and densities are found within a single block. The city's goal is to preserve the current neighborhood character and mix of housing types and not exacerbate traffic and parking problems in those older areas. Some new housing units may be added.</p>

Zoning Map



Zoning District	Code (link)	Description
	Residential - High 2 (RH-2)	High density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed.
	Residential - Mixed 1 (RMX-1)	Mixed density residential areas with a variety of single-family, detached, duplexes, and multi-family units that will be maintained; and where existing structures may be renovated or rehabilitated
	Business - Transitional 2 (BT-2)	Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses

Information provided courtesy of Trestle Strategy Group

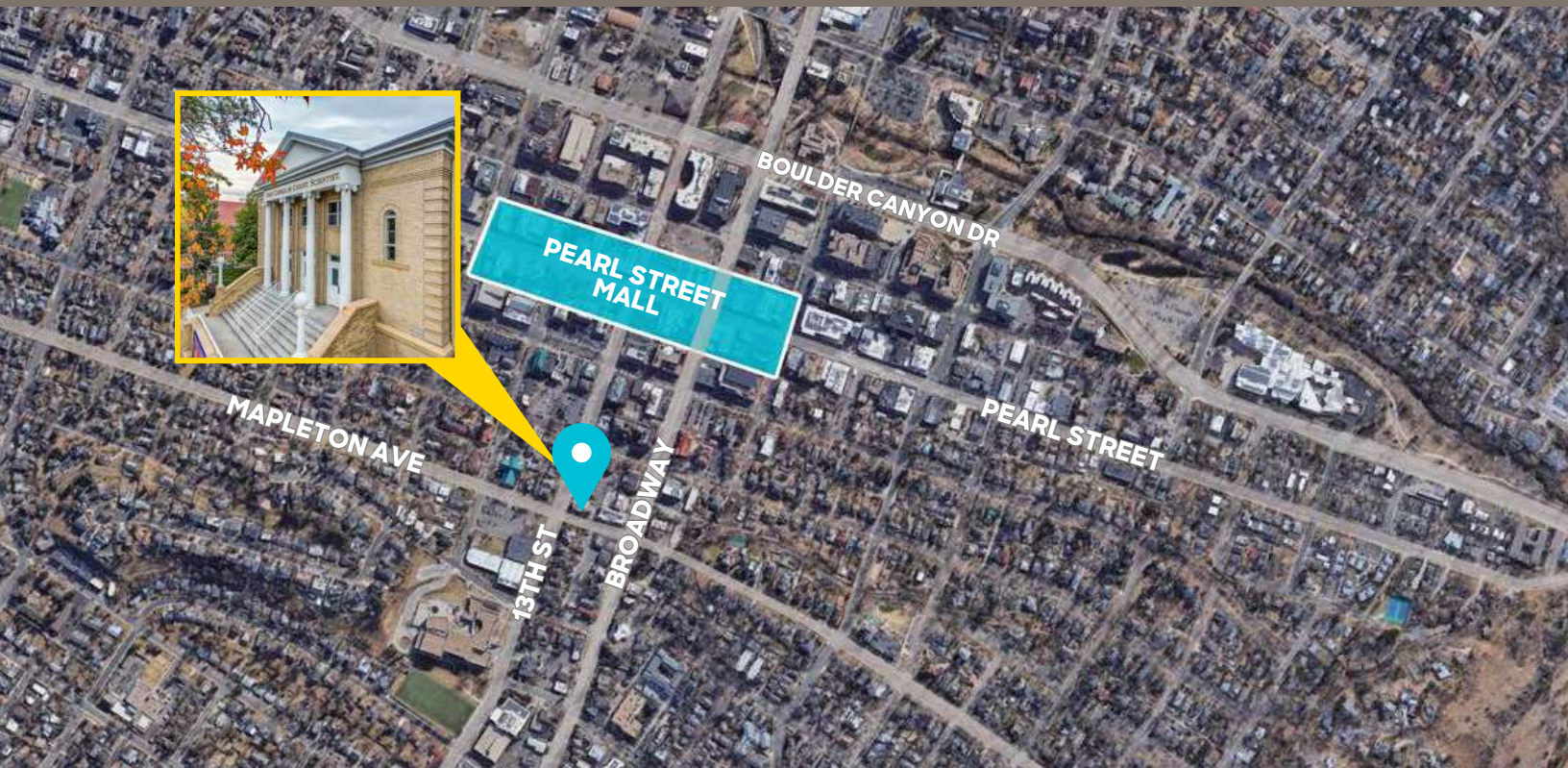
WHY DOWNTOWN BOULDER?

Downtown Boulder offers an outstanding combination of strong demographics and excellent market factors, all located in one of the most desirable entertainment/shopping districts in the United States. From outstanding demographics to high frequency of usage, Downtown Boulder is one of the best locations in Colorado to place your business for maximum sales opportunity.

- 2.5M SF (30% Retail, 52% Office, 18% Other)
- 51% of customers are Boulder residents
- 49% Male/51% Female
- Strongest market segment: 18-44 year-olds with household income over \$55,000
- 28K+ students & faculty of UC Boulder within 1 mile
- Ample city-owned parking structures, with free parking offered on weekends.

Downtown Boulder is one of the nation's hubs of the new economy and entrepreneurial companies. With over 10,000 employees downtown, the district enjoys the advantages of a built-in market. Employees are in downtown Boulder regardless of the time of year or the weather conditions, making them an active consumer group during traditionally slow times or during inclement weather.

Information provided courtesy of Downtown Boulder
boulderdowntown.com/business/business-resources



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LEARN MORE ABOUT THIS PROPERTY

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