3000 FOLSOM STREET

BOULDER, CO 80304



OFFERED AT
$1,900,000

BUILDING SIZE
3,962 SF

PARCEL SIZE
.39 AC

TYPE
RETAIL

ZONING
BC-1

CAP RATE
5.8%

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FULL HOUSE ON FOLSOM

Four units, four tenants, zero vacancies. 3000–3004 Folsom Street is a fully leased retail building in central Boulder, stabilized by the kind of service-based businesses that keep regulars coming back: hair, grooming, fitness, and more. It's Boulder's stable tenant base and central address, without the Pearl Street price tag. Small, easy-to-lease units and generous parking round out a hold that is as dependable as it is simple.

PROPERTY HIGHLIGHTS

- 100% leased, 4-unit multi-tenant retail | 5.8% cap rate
- Highly leasable ~1,000 SF units, separately metered
- Front and rear entrances
- 18 parking spaces (4.54 per 1,000 SF)
- Diverse, service-based tenant mix: barber shop, chiropractor, and cannabis dispensary

MULTI-UNIT BOULDER RETAIL BUILDING FOR SALE

ANNIE LARNER
303 444 1344
Annie@MarketRealEstate.com

TODD WALSH, CCIM
303 444 5040
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RENT ROLL

Tenant	SF Leased	Base Rent PSF	Base Rent Annual	Annual NNN Contribution	Lease Expiration	Notes
Unit 3000 - Dispensary	1,003	$39.00	$39,117.00	$15,046.27	8/31/2028	(3) 3-year options*
Unit 3004 - Chiropractor	1,000	$27.00	$19,200.00	$15,000.00	11/30/2026	
Unit 3008 - Barber Shop	1,000	$25.00	$25,000.00	$14,600.04	6/30/2028	(1) 3 year option to renew @ 4%/yr
Unit 3012 - The Workshop	1,000	$27.00	$27,000.00	$15,000.00	8/31/2029	(1) 3 year option to renew @ 4%/yr
Total			**$110,317.00**	**$59,646.31**		

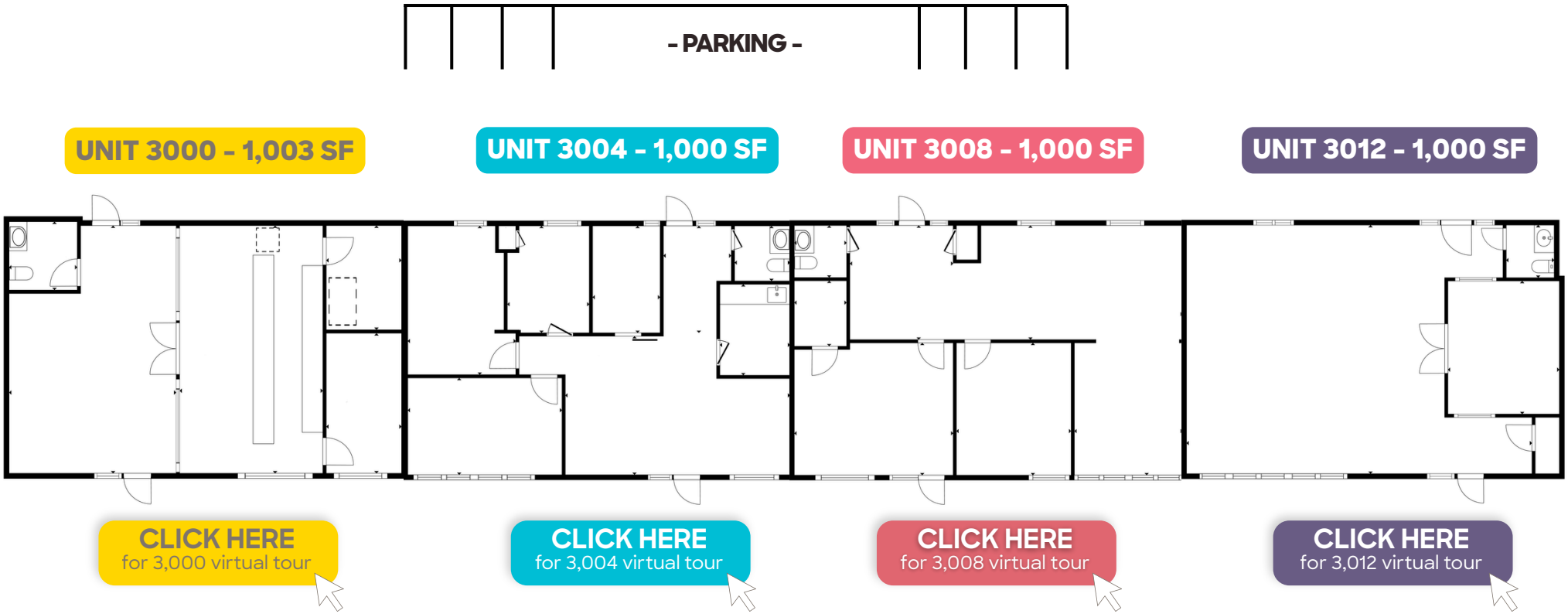
- *Escalation schedule for option period: $41.00, $44.00, $49.00
- Tenant utilities separately metered. Water included in NNNs.

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DEMOGRAPHICS
(within 2 Mi | 5 Mi | 10 Mi)

AVG HOUSEHOLD INCOME
$106,797
$123,775
$139,122

2025 POPULATION
68,642
122,497
224,963



A vibrant, mixed-use residential and commercial district

Diagonal Plaza Redevelopment

FOLSOM ST

DIAGONAL HWY

VALMONT RD

28TH ST

PEARL ST

PEARL STREET MALL

29TH ST MALL

ARAPAHOE RD

HAZEL

Hilton

REI co-op

McGUCKIN HARDWARE

THE BUFF RESTAURANT

MARRIOTT

TRADER JOE'S

WHOLE FOODS MARKET

LIFETIME FITNESS

THE HOME DEPOT

KING Soopers

STARBUCKS COFFEE

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