

# THREE PARCEL REDEVELOPMENT OPPORTUNITY

IN THE HEART OF  
DOWNTOWN BOULDER



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**AERIAL TOUR**

## 1725, 1741 & 1743 WALNUT STREET, BOULDER, CO

<b>PORTFOLIO PRICE</b>	\$11,175,000*
<b>ZONING</b>	DT-2 (Downtown 2)
<b>DISTRICT</b>	CAGID
<b>COMBINED PARCEL SIZE</b>	28,455 SF (0.65 acres)
<b>BULDINGS</b>	1725 Walnut: 7,200 SF 1741 Walnut: 3,360 SF 1743 Walnut: 10,063 SF

\*Price for all three buildings. 1725 and 1743 Walnut can be purchased together for \$5,990,000. 1743 Walnut is not available for sale individually.

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**Colorado  
Group**

**The Colorado Group, Inc**  
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The Colorado Group, Inc. is pleased to exclusively offer this rare opportunity to acquire a three parcel assemblage at the northwest corner of 18th Street and Walnut Street, in Downtown Boulder.

The property consists of three buildings totaling 20,503 square feet on a 28,455 square foot (0.65 acre) site located within the Central Area General Improvement District (CAGID). The site is within two blocks of the famed Pearl Street Mall to the west, and within walking distance to both the University of Colorado to the south and the Google campus to the east. With DT-2 (Downtown 2) zoning, this site will allow for a variety of redevelopment opportunities with the potential to feature stellar mountain views in from Boulder's highly desirable and vibrant Whittier Neighborhood.

To request an Offering Memorandum please contact:

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