5595 ARAPAHOE AVE

BOULDER, CO 80301

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

OFFERED AT
$3,600,000

BUILDING SIZE
26,624 SF

LOT SIZE
.94 AC

ZONING
IG
Industrial General

5595 Arapahoe Ave is a rare opportunity to acquire a fully vacant Boulder industrial asset positioned directly within the master-planned 55th and Arapahoe Station Area – the highest-profile growth node identified in the City of Boulder's East Boulder Subcommunity Plan. The plan designates this corner for transformation into a mixed-use, transit-oriented neighborhood, with underlying land use shifting toward Mixed-Use Industrial (MUI) and Mixed-Use TOD (MUTOD) designations. The city's conceptual station-area scenario contemplates roughly 100 townhome/attached units, ~1,950 multifamily units, 616,000 SF of office, 136,000 SF of retail, 138,000 SF of entertainment use, and 390,000 + 156,705 SF of light industrial/maker and production space, supported by a planned mobility hub and ~645,000 SF of structured parking – a strong signal of the rezoning and redevelopment tailwind behind this corner.

PROPERTY HIGHLIGHTS

- Owner-user: secure a Boulder industrial base with immediate occupancy
- Value-add investor: reposition and lease up to capture the corner's redevelopment upside
- Developer: pursue full redevelopment aligned with the city's planned station-area transformation

Station Area Master Plan

NATE LITSEY
303 444 4024
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ANNIE LARNER
303 444 1344
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INVESTMENT OFFERING

5595 Arapahoe: $3,600,000

Seller will provide investment due diligence packet upon request, which includes the following for both properties:

- Title Commitment
- ALTA Survey
- Detailed floor plans
- Property condition reports
- Detailed rent roll and operating statements
- Well reports

All offers will be considered.

» All offers due no later than September 25, 2026. «

*Seller reserves the right to enter into a purchase agreement at any time.

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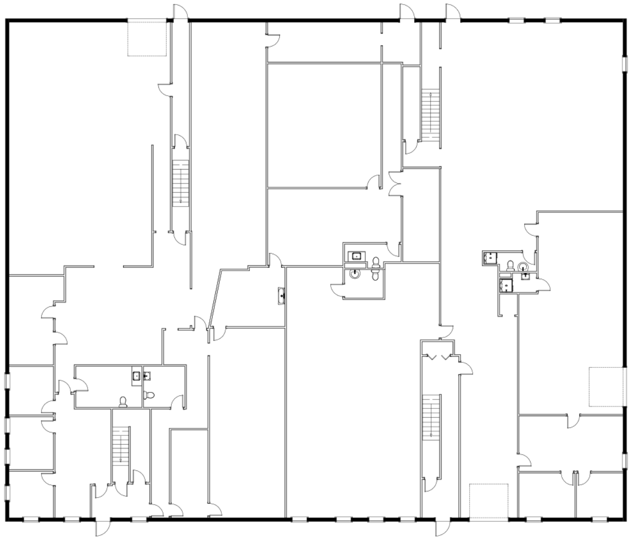
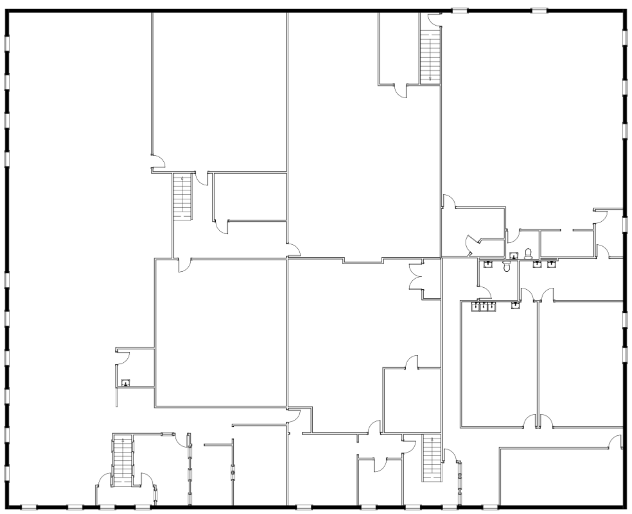


FIRST FLOOR



SECOND FLOOR

BUILDING INFO	
BUILDING SIZE	26,624 SF
LOT SIZE	.94 Acres
ZONING	Industrial General (IG)
CONSTRUCTION TYPE	Precast Concrete Tiltup
YOC	1973
PROPERTY TAXES	$34,951
UNITS	Deminsable to 5
OHDs	1-8' Door
CLEAR HEIGHT	10'
WATER SERVICE	Well
SEWER	City of Boulder

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STABILIZED NOI	
BASE RENT ($12.00/SF AVG)	$319,488
VACANCY/CREDIT LOSS (5%)	($15,974)
EFFECTIVE GROSS INCOME	$303,514
MANAGEMENT FEE (3% OF EGI)	($9,150)
STABILIZED NOI	$294,408
NOI PER SF	$11.06

REDEVELOPMENT POTENTIAL

Parcels at the core of the East Boulder Subcommunity Plan (EBSP) sit at the center of one of Boulder's biggest long-term growth stories. Adopted in October 2022, the EBSP charts a 20-year vision to turn this roughly 1,600-acre, largely industrial district – home to about 17,000 jobs but almost no housing – into a walkable, mixed-use business hub. The plan targets approximately 5,000 new housing units across the primarily industrial area east of Foothills Parkway, with city officials flagging the areas near Valmont City Park and along 55th Street and Arapahoe Avenue as offering the strongest opportunities for housing due to nearby parks, open space, and transit access – including the planned 55th and Arapahoe Station Area, future site of high-quality bus rapid transit.

The city has updated its Form Based Code (Ordinance 8669, March 2025) to streamline entitlements for owners who want to redevelop under this vision. Notably, no parcels have been rezoned – existing zoning stays in place unless an owner opts into Form Based Code review, and redevelopment remains entirely voluntary, since the city owns very little of the land. That combination – strong policy support paired with owner discretion and no forced timeline – makes core-plan parcels well positioned for higher-intensity, mixed-use redevelopment on the owner's own schedule.

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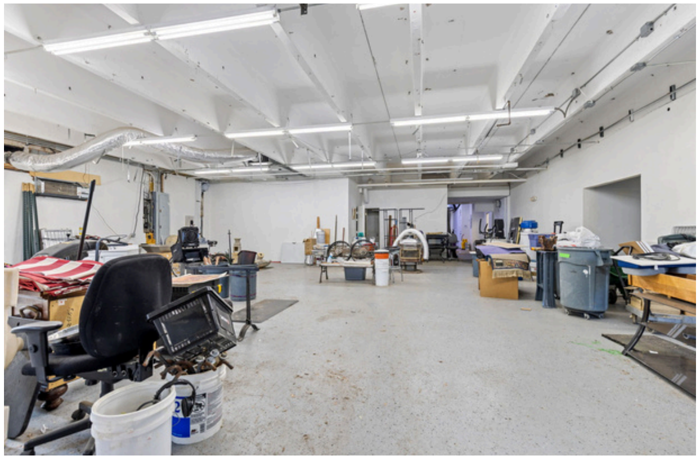

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The subcommunity plan designates the 55th & Arapahoe corner for transformation into a mixed-use, transit-oriented neighborhood, with underlying land use shifting toward Mixed-Use Industrial (MUI) and Mixed-Use TOD (MUTOD) designations.

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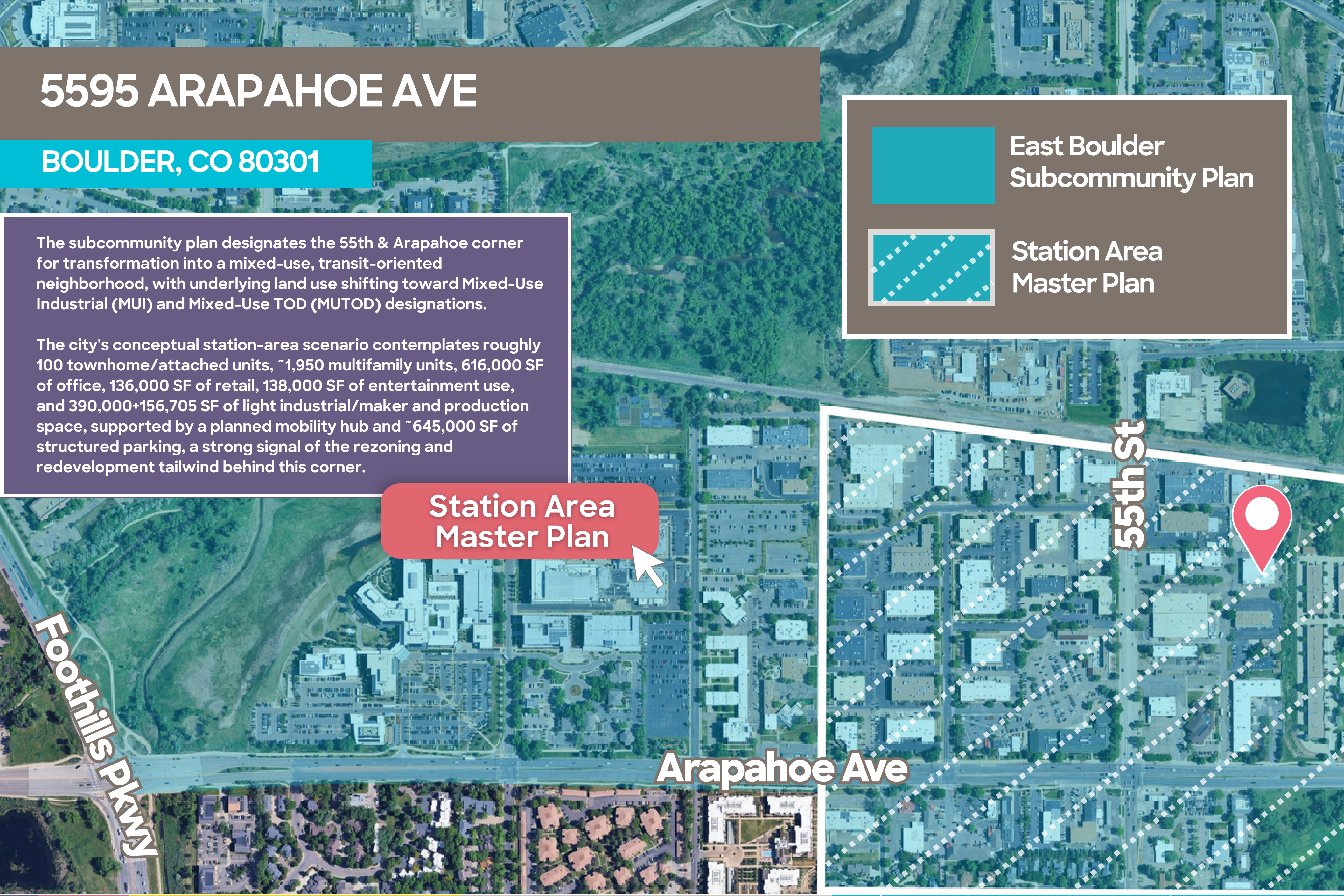

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