



## Iconic Retail, Office, Events Property

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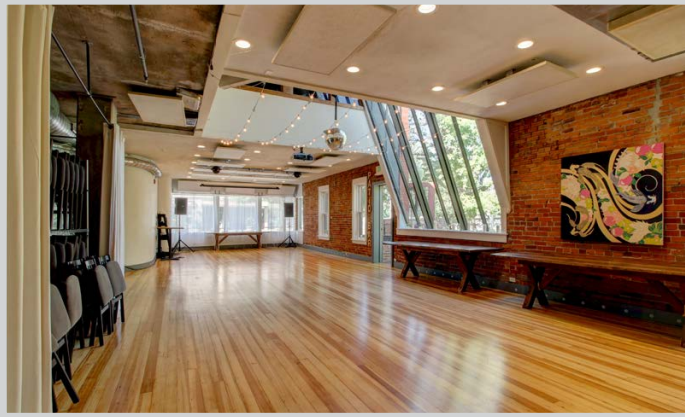
[Property Info & Gallery](#)

[View Map](#)

|                 |               |
|-----------------|---------------|
| Available Space | 8,690 sq. ft. |
| Sale Price      | \$4,500,000   |
| Cap Rate        | 6.8%          |

- Investment, Owner-User, or Partnership Opportunity for the Riverside Building – One of Boulder's Most Iconic Properties
- 6.8% Cap Rate with Current Operator Sale Lease Back for 5 Years
- Owner-User Opportunity with Office, Retail, Café Restaurant & Events Space
- Capacity: 480 inside & 160 Outside on the 1,700 sq. ft. Patio, Directly on Boulder Creek & Amazing Broadway Exposure
- Building Designed to Add an Additional 3,200 sq. ft. of Residential
- Zoning [DT-5 \(Downtown 5\)](#)

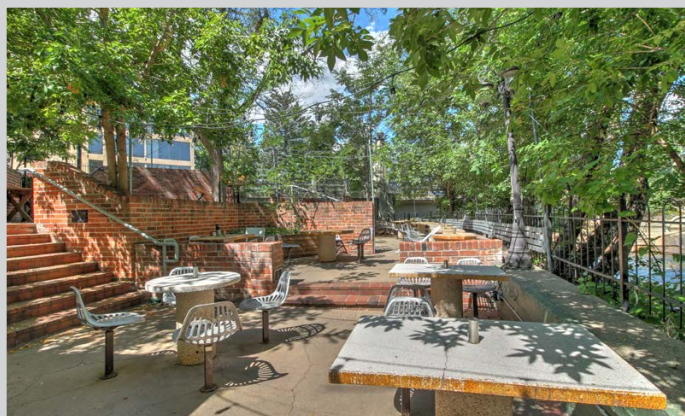
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VIDEO



TOUR



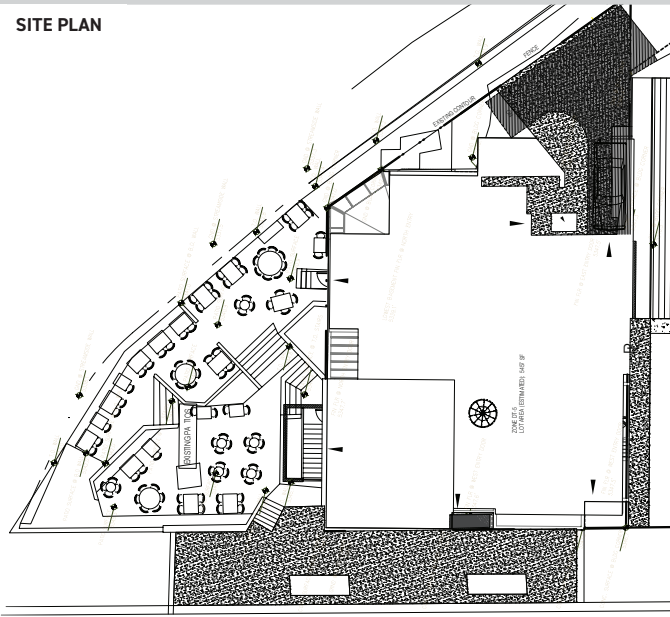
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INCORPORATED

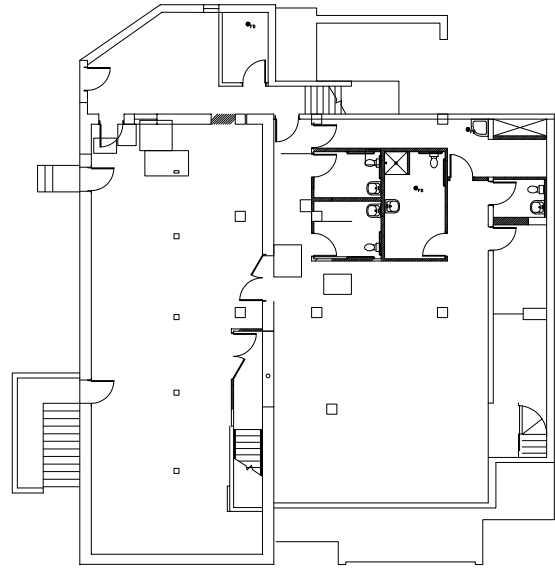
**2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040**

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

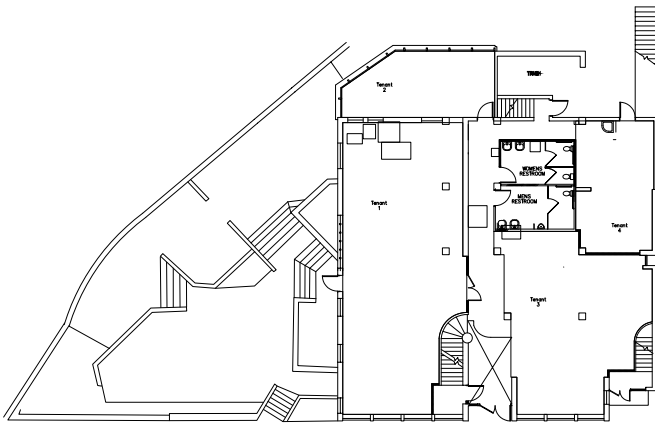
SITE PLAN



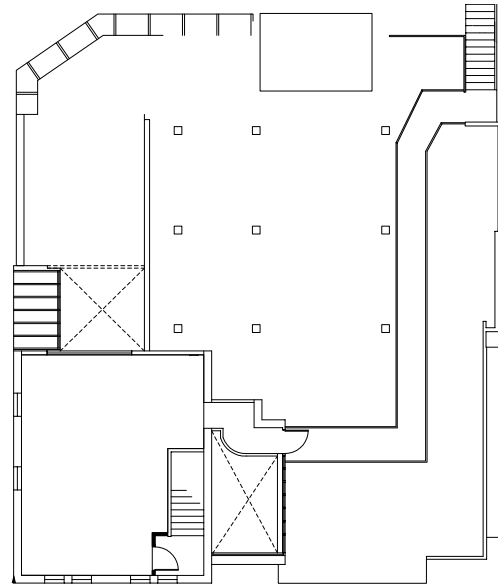
LOWER LEVEL FLOORPLAN



MAIN LEVEL FLOORPLAN



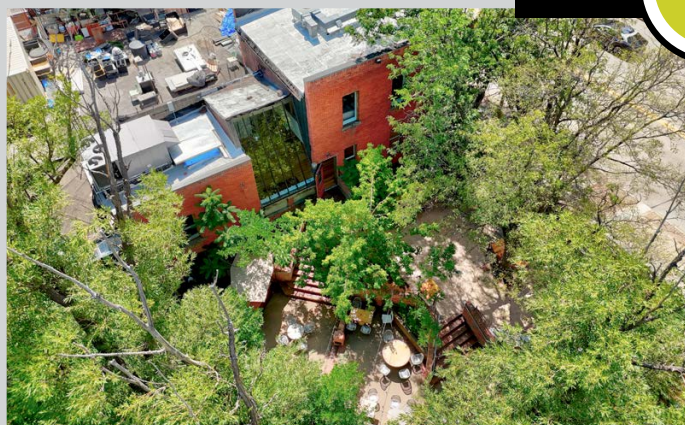
UPPER LEVEL FLOORPLAN



VIDEO



TOUR



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