

REAL ESTATE

New commercial projects underway in Boulder

BOULDER – The commercial area in downtown Boulder will soon be



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experiencing an exciting expansion with the addition of 10 new commercial projects. These projects will be adding a total of 300,000 more square feet of

space, which is a 10% increase. In addition, there will also be 110 new residential units interspersed throughout.

1738 Pearl

The building currently home to Frasca Food and Wine will receive a 3-story addition to infill its existing parking lot. This will add approximately 42,000 square feet of commercial space and will have retail stores on the ground floor level. This project is scheduled for completion in December of 2014.

1301 Walnut

The Wencil Building will receive an additional 62,000 square feet – the ground floor becoming a retail shopping space with Class A office space taking up the upper levels. Demolition of the existing building is scheduled to commence this August, and the new building should be finished by October of 2015.

The new layout will feature a flexible courtyard space that is designed to attract smaller-sized businesses that are experiencing rapid growth rates.



Pearl West (Photo courtesy of Sean Maher of Downtown Boulder, Inc.)

909 Walnut

Currently a vacant lot, 909 Walnut will be transformed into a new three-story office building. The ground floor will become a restaurant space, with the upper floor comprised of 18,400 square feet of commercial space. Construction is estimated to take a total of only nine months to complete.

The James

The James Building is also set to undergo major renovations. The finished project will offer 8,500 square feet of traditional office space and another 1,600 square feet of “micro-office” space. In addition, there will be 43 new residential units – one and two bedroom apartments ranging anywhere between 700 and 900 square feet – and eight 475 square foot micro-lofts.

There will also be ample parking for residents and customers, with 13,000 square feet of parking proposed. Construction is scheduled to begin this October and should take about a year,

with a set completion date of October 2015.

Pearl West

Formerly the site of the Daily Camera building, the new Pearl West will be 160,000 square feet of office, retail, and restaurant space. Demolition has already started paving the way for a new two-level, below-grade parking structure. There will also be a public community plaza. This project should take about 22 months to complete, finishing toward the end of 2015.

901 Pearl

The demolition for this site has already been completed and construction is underway. The new building plans call for a first-floor restaurant and four residential condominiums on the second and third floors. It should only take about nine months to complete, so look for it sometime in early 2015.

1701 Walnut Apartments

A former site of 7-Eleven, this new three-story construction will provide 26 new rental apartment spaces for Boulder residents. It will also feature ample below-grade parking for its residents. Construction is set for a December 2014 completion date.

21 Pearl

At the corner of Pearl and 21st, a new building featuring five townhouses (each with its own rooftop deck) is set for completion in January of 2015. Don't expect to find any housing options here, however. These townhomes were all snatched up in one day.

Trinity Lutheran

The Trinity Lutheran church is

undergoing some renovations, adding an extra 5,000 square feet of church space and a 77-space parking structure. It is also adding 16 residential units, specifically for Seniors.

According to Trinity, the residential units would still be owned by Trinity, but will be provided as affordable rental options to those over the age of 55 who meet specific income requirements. Twelve one-bedroom units have been proposed, with the remainder being specialized apartments for those with disabilities.

Civic Use Pad

This space on Canyon Boulevard, near the St. Julien Hotel and Spa had sat vacant for over a decade. Finally, construction plans are underway to transform this area into an 8,000 square foot community and event space, and the St. Julien will expand into the upper floors with more hotel rooms. A rooftop deck providing views of the Flatirons and pedestrian bridge over Canyon would complete the vision.

It is exciting to see the new life that will come into Downtown Boulder as a result of all these projects, not to mention the boom to the economy that is sure to follow with the increase in restaurant, retail and office space.

Jennifer Egbert is an award-winning, top-producing Realtor® with over eleven years of experience. She is a licensed residential agent that specializes in the Boulder market and is an expert in Boulder Luxury neighborhoods, builders and current market conditions. To learn more about the Boulder real estate market visit jenniferegbert.com or call 303.390.0595.



Trinity Lutheran (Photo courtesy of Sean Maher of Downtown Boulder, Inc.)