



Quannah Partners Announces Acquisition of a 32,000-Square-Foot Small-Bay Industrial Property in Central Boulder

Home to a diverse mix of tenants, the property strengthens Quannah's portfolio with a rare, well-located asset in Boulder's supply-constrained industrial market

BOULDER, Colorado (Sept. 29, 2025) – Denver-based [Quannah Partners](#), a private equity commercial real estate investment and development firm, today announced the acquisition of 49th & Pearl, a 32,076-square-foot small bay industrial property located at 2480 49th St. in Boulder, Colorado.

Situated near the intersection of Pearl Parkway and Foothills Parkway, 49th & Pearl sits in one of Boulder's most sought-after commercial corridors. The property provides 135 parking spaces (4:1,000 SF parking ratio) and a versatile configuration of small-bay units, making it an attractive choice for automotive and service-oriented businesses. Current tenants include Boulder Bump Shop, Avis Budget Car Rental, Boulder Cross Fit, Dents by Hand, Third Space and CO and Treehouse Cyclery. With no shallow-bay industrial or flex space currently under construction, 49th & Pearl stands out as a rare, well-maintained option in a highly competitive market.

"49th & Pearl is the type of industrial acquisition opportunity we are targeting, at Quannah Partners," said Bobby Ghiselli, Partner at Quannah Partners. "This property checks every box – from strategic location and strong tenant mix to long-term functionality and opportunities for active management. In a market with virtually no new shallow-bay supply, we see this asset as a durable addition to our portfolio that will deliver intrinsic value for years to come."

The property has been owned by the same family since 1998, serving as a hub for automotive and service businesses for nearly three decades. Its location is well positioned adjacent to several high-traffic automotive dealerships, including Corwin Toyota, Mike Maroone Cadillac, Emich Volkswagen and Fowler Jeep, which collectively generate a consistent flow of customers and visibility for tenants.

"Boulder remains one of the most resilient industrial markets in Colorado, and 49th & Pearl offers the kind of flexibility and stability that result in long-term value generation," Ghiselli added. "As with every asset we acquire, our focus will be on hands-on management and positioning the property to thrive alongside the businesses it supports."



To learn more about Quannah Partners' portfolio, visit www.quannahpartners.com.

About Quannah Partners

Quannah Partners is a private equity commercial real estate investment and development company headquartered in Denver, Colorado. Quannah's senior management team has over 70 years of experience as principal investors in value-add and opportunistic acquisitions and developments and has been responsible for investing more than \$4.0 billion of capital in commercial real estate across all property types. For more information and to register to invest with Quannah Partners, visit <http://www.quannahpartners.com>.