

FOR LEASE | RETAIL/RESTAURANT/OFFICE

Weathervane



5863-69 ARAPAHOE AVE, BOULDER, CO 80303

MIXED-USE COMMUNITY ON EAST ARAPAHOE AT CHERRYVALE



A DEVELOPMENT BY



ZÓCALO



Principal™

Colorado
Group

IT'S HAPPENING IN BOULDER

East

NEW RETAIL/RESTAURANT/OFFICE OFFICE SPACE IN WEATHERVANE MIXED-USE COMMUNITY

Welcome to Weathervane, East Boulder's newest mixed-use residential community, meeting Boulder's much-needed demand for attainable housing and supportive retail/restaurant/office. Completed in early 2024, Weathervane's 317 apartments will be home to nearly 500 people. The development also offers $\pm 16,000$ SF of first-floor commercial space (divisible to $\pm 2,000$ SF) that would be ideal for restaurant, bakery, fitness, financial services or other retail and office tenancies. Building 1 ($\pm 6,702$ SF) sits directly on Arapahoe Ave. and would be perfect for a restaurant offering incredible visibility, strong traffic counts, and the potential for an outdoor patio overlooking the South Boulder Creek Multi-Use Path. Construction completed first quarter 2024.



$\pm 6,702$ SF
BUILDING 1*

$\pm 9,450$ SF
BUILDING 2*

NEGOTIABLE

LEASE RATE

\$15/RSF

EST. EXPENSES

+5 YEARS

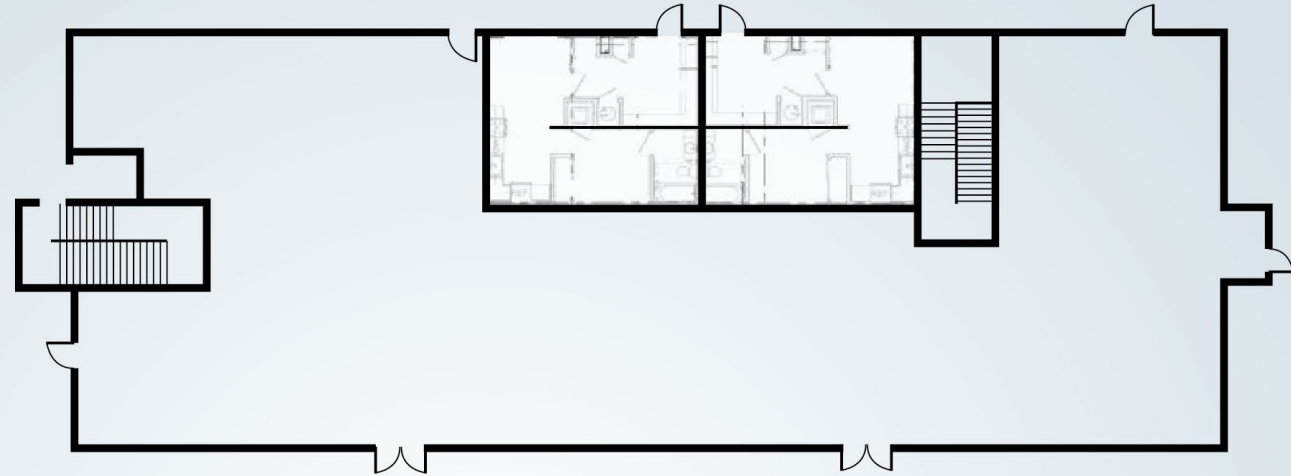
LEASE TERM

NOW

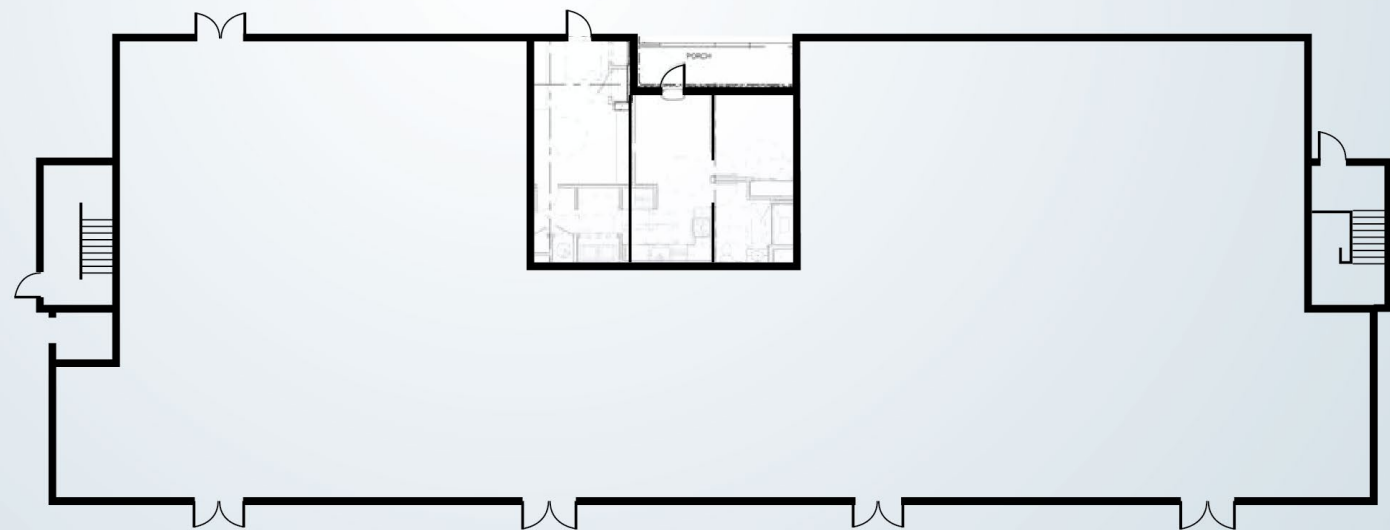
DATE AVAILABLE

**Minimum Divisible: $\pm 2,000$ SF*

FLOOR PLANS

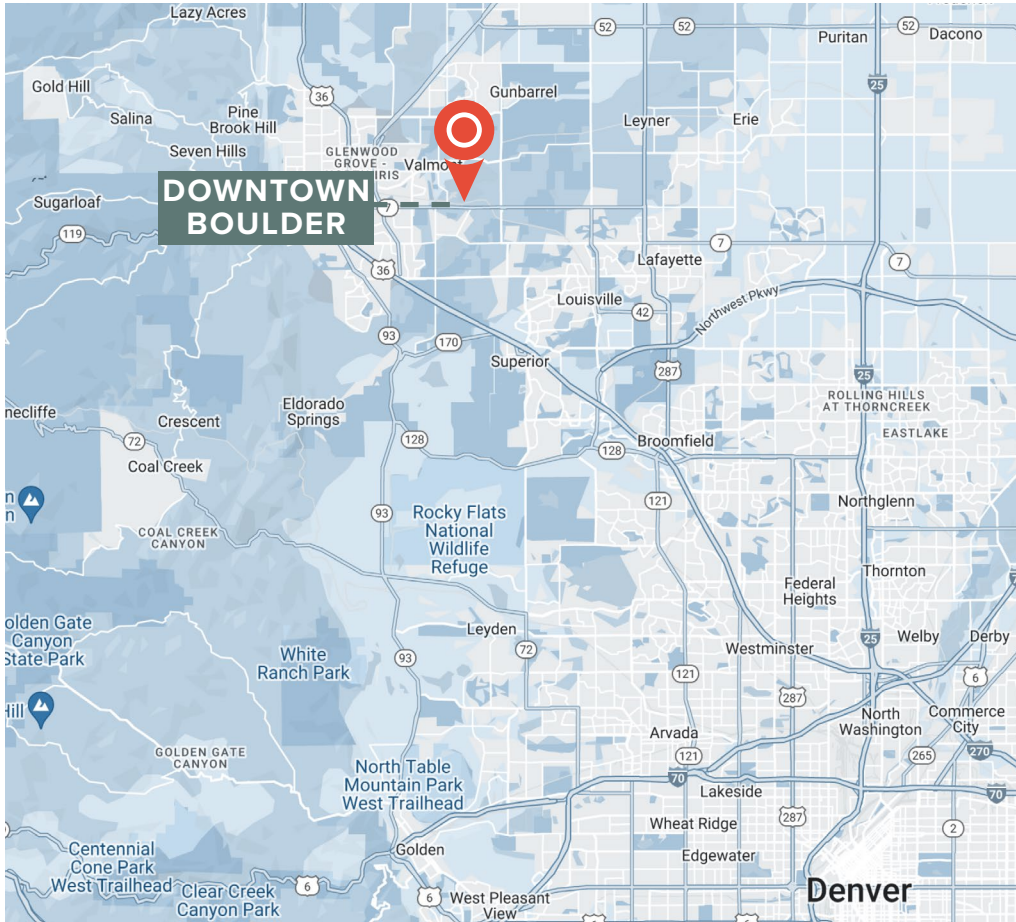


BUILDING 1 - LEVEL 1 | ±6,702 SF



BUILDING 2 - LEVEL 1 | ±9,450 SF

LOCATION SUMMARY



**DOWNTOWN
BOULDER**

DISTANCE TO:

±40 MINS
DENVER

±45 MINS
DENVER
INTL AIRPORT

±5 MINS
DOWNTOWN
BOULDER

±20 MINS
LONGMONT

NORTH FROM ARAPAHOE VIEW | BUILDING 1



NORTHEAST VIEW FROM ARAPAHOE | BUILDING 1 & 2



AREA OVERVIEW



Situated in East Boulder, this vibrant area offers convenient access to great restaurants and amenities like Flatirons Golf Club and East Boulder Community Park, along with easy reach to Foothills Parkway & Hwy 36 Corridor. Boulder is experiencing heightened housing demand driven by its allure and limited new housing supply. This trend is supported by a highly educated population and varied industries, including Apple's significant investment of 200,000 SF and over 700 jobs in the area.



\$97,295 HH INCOME
WITHIN 1-MILE OF SUBJECT PROPERTY

±39,528 HOUSEHOLD
WITHIN 3-MILE OF SUBJECT PROPERTY

±94,257 POPULATION
WITHIN 3-MILE OF SUBJECT PROPERTY

0.7% ANNUAL GROWTH
FROM 2023-2028



BOULDER MSA OVERVIEW

TOP EMPLOYERS



Boulder boasts a varied array of industries, ranging from aerospace to outdoor recreation, all of which contribute to local, national, and global economies, driving ongoing growth and expansion.



±330,000

METRO POPULATION



\$371.3B

BOULDER MSA GDP



±4,200

POPULATION DENSITY PER SQUARE MILE

“63.2% OF PEOPLE 25 OR OLDER WITH A BACHELOR’S DEGREE OR HIGHER”

- CENSUS DATA

“BOULDER MSA IS RANKED THE MOST EDUCATED CITY IN THE COUNTRY”

- CENSUS DATA



Office DEPOT
REI CO-OP
Marshall's
HAZEL MATTRESS FIRM

WHOLE FOODS MARKET
BARNES & NOBLE

VISION QUEST
BREWERY

ROCKS & HOPS
— BREWING —

WILD PASTURES
BURGER CO.

SANTITAS
BREWERS CO.

The PARKWAY
Cafe

FOUR NOSES
BREWING CO.

UPSLOPE
BREWING COMPANY
BOULDER, COLORADO

target

Michael's
Walgreens
PET SMART
MIDAS

ORIGINAL
Walnut Cafe
SOUTH SIDE

Boulder Community Health
± 60 BEDS

SUBJECT PROPERTY
Weatherlane

FOOTHILLS PKWY ± 52,000 VPD

ARAPAHOE AVE ± 30,000 VPD

THE VILLAGE
SHOPPING CENTER
MCGUCKIN HARDWARE
WORLD MARKET
Residence Inn Marriott
epic MOUNTAIN GEAR

BOULDER, CO
Boulder SOCIAL
EATERY - BAR - BREWERY

OZO COFFEE COMPANY
SNARF'S SANDWICHES
Pica's MEXICAN TAQUERIA
Wendy's

BLACKBELLY MARKET

FLATIRONS
GOLF COURSE

THE HOME DEPOT
Staples
Apple Store
rack SEPORA
ANTHROPOLOGIE
west elm J. Jill
TRADER JOE'S
CINEMARK

BASTA
NAKED LUNCH COLORADO
DRY STORAGE

LEFRIGO
DELI + PROVISIONS

SHERPA'S RESTAURANT & BAR
boulder baked

Nevin Platt Middle School
453 STUDENTS

Il Pastaio
King Soopers
Starbucks
jamba
BEST BUY

University of Colorado
Boulder
± 36,430 STUDENTS

MEADOWS ON THE PARKWAY
SHOPPING CENTER

Walgreens
TACO SUPPLY
McDEVITT
AVIS SAFEWAY
O'Reilly AUTO PARTS
mt. everest CUISINE

Carell's OF BOULDER
COSMO'S PIZZA
DEER HORN

BUILDING RENDERINGS

BUILDING 1



BUILDING 2



FOR LEASE | RETAIL/RESTAURANT/OFFICE SPACES AVAILABLE

Weathervane



5863-69 ARAPAHOE AVE, BOULDER, CO 80303



EXCLUSIVELY LISTED BY MARC FEDER

FIRST VICE PRESIDENT
D: 303.306.4700 | M: 646.207.5964
marc.feder@matthews.com
License No. EA.040006577 (CO)

BROKER OF RECORD
Kyle Matthews
License No. EC.100099522 (CO)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

This Leasing Package contains select information pertaining to the business and affairs of 5863-69 Arapahoe Ave, Boulder, CO 80303 ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.