

FOR LEASE | RETAIL/OFFICE

Weathervane



5863-69 ARAPAHOE AVE, BOULDER, CO 80303

MIXED-USE COMMUNITY ON EAST ARAPAHOE AT CHERRYVALE



A DEVELOPMENT BY



ZÓCALO

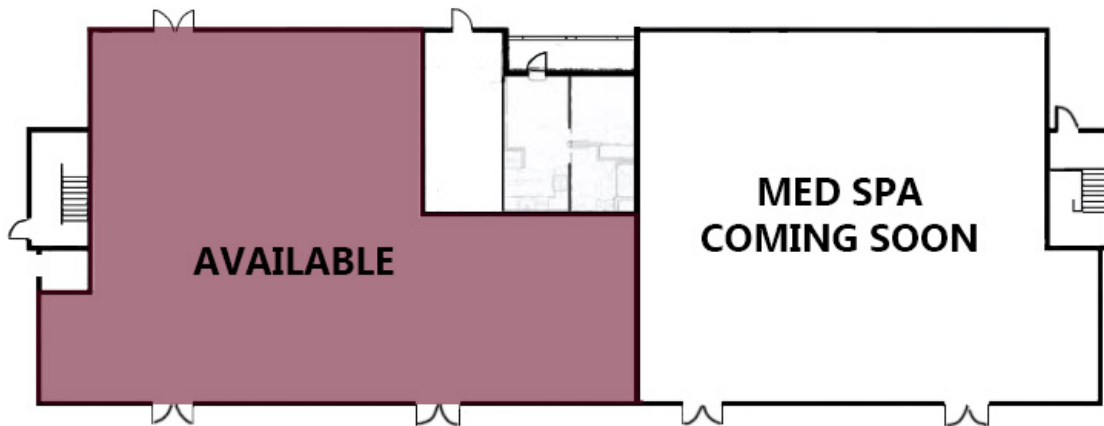


Colorado
Group

IT'S HAPPENING IN BOULDER **East**

NEW RETAIL/ 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/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.



$\pm 5,000$ SF
TOTAL AVAILABLE

1,200 SF
MINIMUM DIVISIBLE

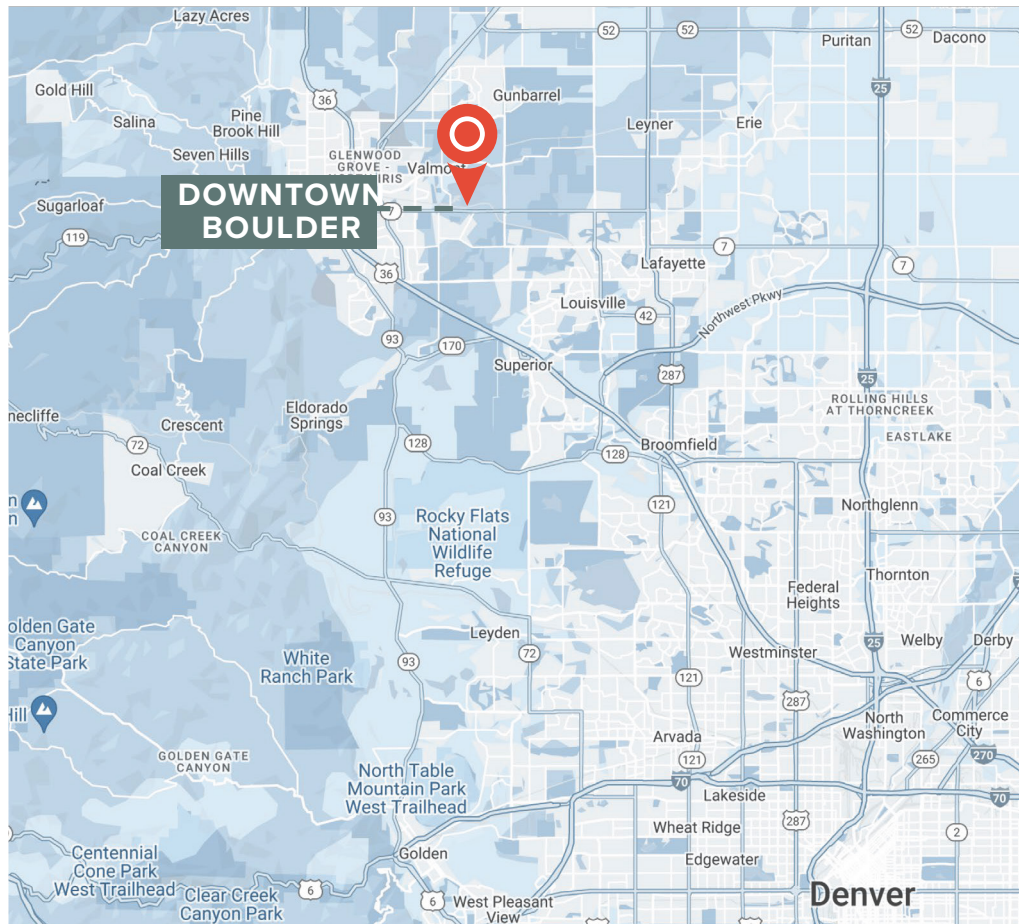
NEGOTIABLE
LEASE RATE

\$15/RSF
EST. EXPENSES

+5 YEARS
LEASE TERM

NOW
DATE AVAILABLE

LOCATION SUMMARY



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
Marshall's

WHOLE FOODS MARKET
BARNES & NOBLE

VISION QUEST
BREWERY

THE PARKWAY
Cafe

ROCKS & HOPS
— BREWING —

WILD PASTURES
BURGER CO.

SANTITAS
BREWING CO.

ORIGINAL
Walnut Cafe
SOUTH SIDE

FOUR NOSES
BREWING CO.

UPSLOPE
BREWING COMPANY
BOULDER, COLORADO

target

Michael's
Walgreens
PET SMART

Boulder Community Health
± 60 BEDS

SUBJECT PROPERTY
Weathervane

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

ARAPAHOE AVE ± 30,000 VPD

BOULDER, CO
Boulder
SOCIAL
EATERY • BAR • BREWERY

BLACKBELLY MARKET

TWENTY NINTH STREET
SHOPPING CENTER
THE HOME DEPOT
Staples
NORDSTROM
Apple Store
rack SEPORA
ANTHROPOLOGIE
west elm
Jill
TRADER JOE'S
CINEMARK

OZO COFFEE COMPANY
SNARF'S Sandwiches
Pica's
MEXICAN TAQUERIA
Wendy's
LEFRIGO
DELI + PROVISIONS

FLATIRONS
GOLF COURSE

BASTA
NAKED LUNCH
COLORADO
DRY STORAGE

SHERPA'S
RESTAURANT & BAR
boulder baked

Nevin Platt Middle School
453 STUDENTS

Il Pastaio
The Italian Restaurant for a Year
KING Soopers
Starbucks
jamba
BEST BUY

University of Colorado
Boulder
± 36,430 STUDENTS

MEADOWS ON THE PARKWAY
SHOPPING CENTER

Carellia's
OF BOULDER
COSMO'S PIZZA
DEER HORN

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

BUILDING RENDERINGS

BUILDING 1



BUILDING 2



FOR LEASE | RETAIL/OFFICE SPACES AVAILABLE

Weathervane



5863-69 ARAPAHOE AVE, BOULDER, CO 80303



EXCLUSIVELY LISTED BY

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DISCLOSURES**

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