



WEATHERVANE BOULDER RETAIL FOR LEASE

5869 Arapahoe Avenue, Boulder, CO 80303

For Lease: ±1,500 - 9,051 SF

Lease Rate: Contact Broker



Montana Rae Broker Associate | Montana@henrygroupe.com | 970.618.6257

EAST BOULDER RETAIL SPACE AT WEATHERVANE

Weathervane presents an exceptional retail opportunity in East Boulder, positioned along South Boulder Creek and the Boulder Bike Path. Building Two offers flexible floor plan options ideal for retail, wellness, and service-oriented users seeking visibility and convenience in a growing submarket. The setting combines natural surroundings with established neighborhoods, nearby recreation, and a steady daytime population driven by surrounding office and industrial employment centers.

The adjacent Building One is currently undergoing tenant improvements as the community prepares to welcome Decent Bagel, which will serve fresh, homemade bagels and locally roasted coffee, and Odd Rabbit, a restaurant offering modern Asian fusion cuisine. Join these incoming tenants in a thoughtfully balanced retail mix that reflects the neighborhood's character.

Space from 1,500 to 9,051 square feet in Building Two is available now.

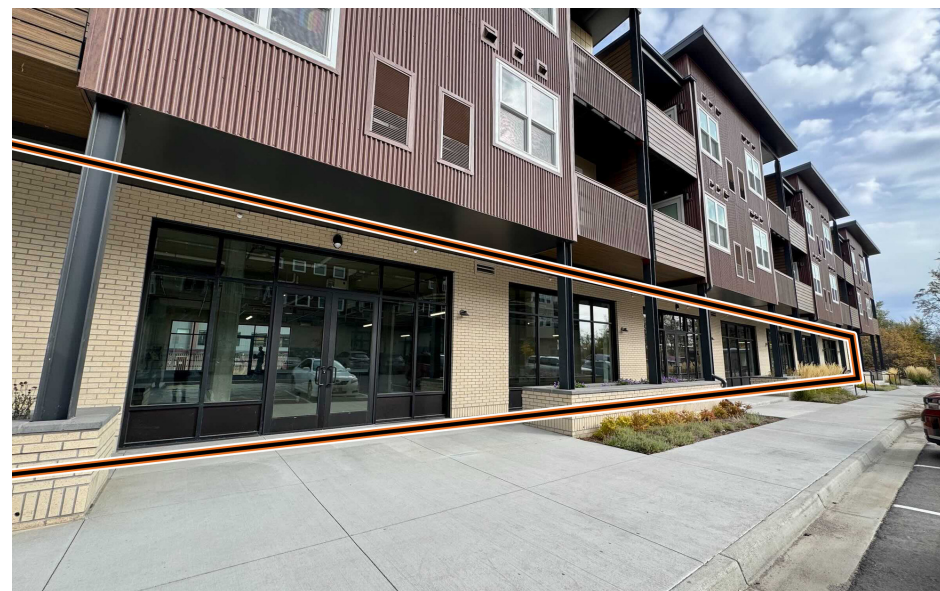
WELCOME TO EAST BOULDER

East Boulder has evolved into one of the city's most vibrant employment and recreational hubs, home to a diverse mix of industrial users, creative offices, and growing residential density. With trail access, open space, and nearby amenities such as Flatirons Golf Club and East Boulder Community Park, this corridor provides a strong foundation for lifestyle and service-oriented retail. The area continues to benefit from Boulder's limited housing supply, a highly educated workforce, and major employers, including Apple's East Boulder campus, which spans 200,000 square feet and employs over 700 people.

Quick access to Foothills Parkway and the Highway 36 corridor ensures easy regional connectivity for both residents and visitors.

PROPERTY HIGHLIGHTS

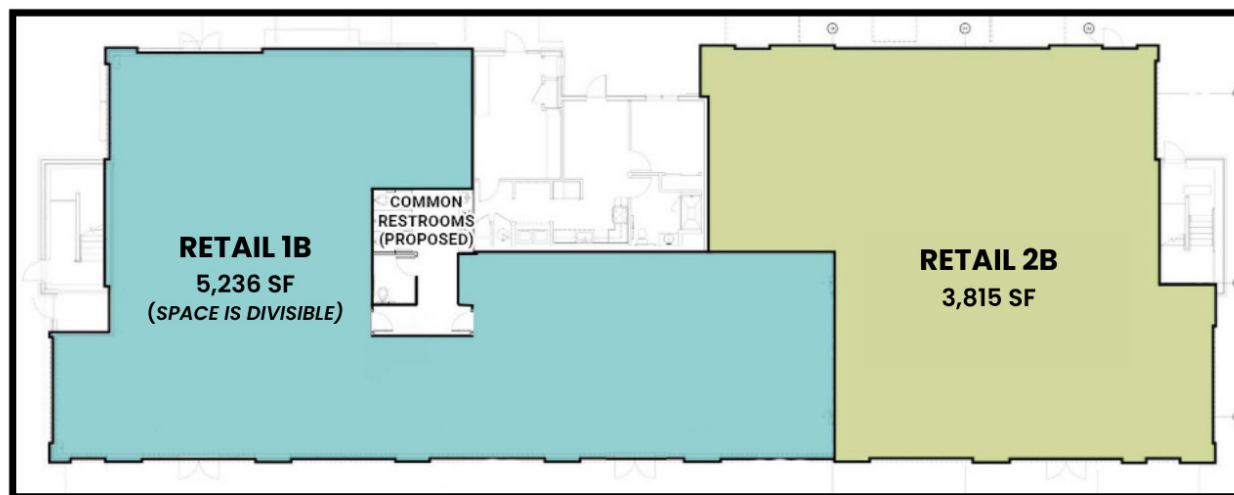
- Retail suite(s) available with flexible demising options
- Grey shell condition – ready for tenant finish
- Generous tenant improvement allowance for qualified tenants
- Common restrooms to be installed by landlord (tenant mix dependent)
- Minimum 7-year lease term
- Excellent visibility along Arapahoe Avenue
- Supported by a highly educated local population and a diverse employment base



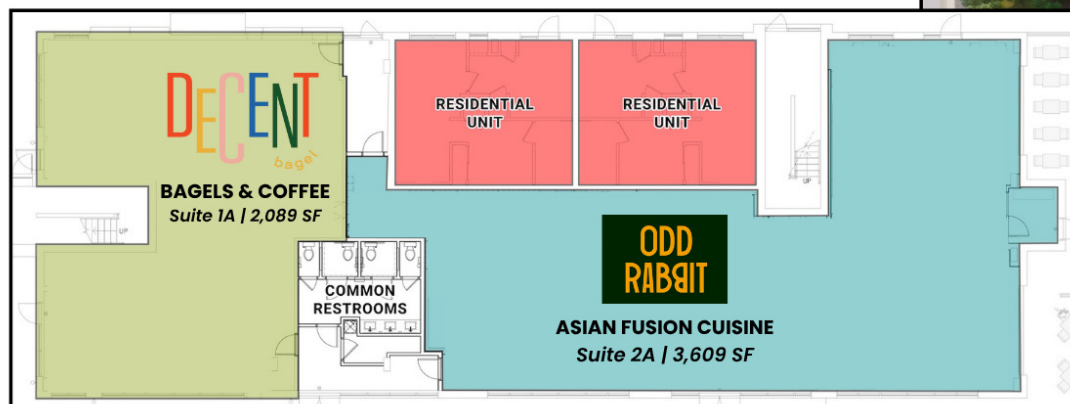
Building Name	Weathervane Mixed-Use Development
Property Address	5869 Arapahoe Avenue, Boulder, CO 80303
Zoning	RH-4
Year Built	2023
Available Space	1,500 SF to 9,051 SF in Building Two
Lease Rate	Contact Broker
NNN Estimates	\$16/SF
Zoning	RH-4

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	106	1,232
Total Population	92	250	2,815
Average HH Income	\$211,588	\$209,823	\$198,917





← **BUILDING TWO FLOOR PLAN**
9,051 SF | NOW LEASING!



← **BUILDING ONE FLOOR PLAN**
6,702 SF | Fully Leased

ABOUT WEATHERVANE APARTMENTS

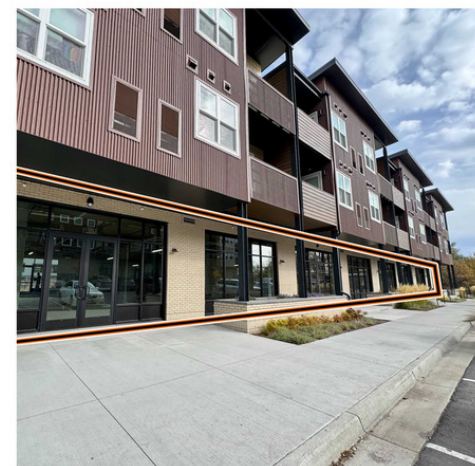
Weathervane is Boulder's newest mixed-use community, 10 buildings set on 15 acres and completed in 2024 with 317 residential units and ground-floor retail. Designed with a rustic-contemporary aesthetic, it blends East Boulder's agrarian roots with modern design and convenience.

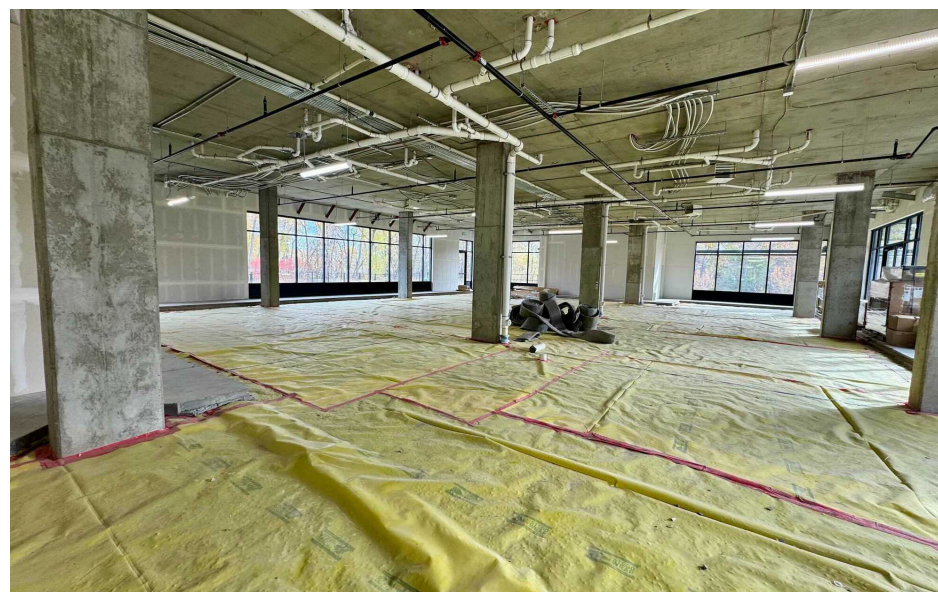
Built to LEED-Gold standards, Weathervane incorporates sustainable materials, energy-efficient lighting, and water-saving fixtures throughout. The 100% smoke-free community offers superior indoor air quality and abundant natural light through high-performance windows.

Located along the South Boulder Creek Trail and just minutes from downtown Boulder and Pearl Street, residents and visitors enjoy easy access to local restaurants, coffee shops, and outdoor recreation. With partnerships that support local businesses and nonprofits, Weathervane embodies Boulder's community-focused culture and sustainable spirit.

PROPERTY HIGHLIGHTS

- Fitness Center with Technogym Equipment, Co-working Spaces & Community Kitchen
- Pet Spa, Dog Park & Community Garden
- Bike Storage & Velo Room
- Direct Access to South Boulder Creek Trail and Outdoor Recreation.
- LEED-Gold Design with Energy-Efficient & Water-Saving Systems







**BOULDER MUNICIPAL
AIRPORT**



IRIS AVE

**OLD NORTH BOULDER
NEIGHBORHOOD**

28TH ST



**EAST
CAMPUS**

FOOTHILLS PKWY



ARAPAHOE AVE

**ARAPHOE RIDGE
NEIGHBORHOOD**

**WEATHERVANE
MIXED-USE
DEVELOPMENT**

**FLATIRONS
GOLF COURSE**

**SOMBRERO RANCH
NEIGHBORHOOD**

**VALMONT
RESERVOIR**

**BASELINE
RESEVOIR**

55TH ST

BASELINE RD

TO DENVER

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