

FOR LEASE | RETAIL/ RESTAURANT/OFFICE

Weathervane



5863-69 ARAPAHOE AVE, BOULDER, CO 80303

MIXED-USE COMMUNITY IN EAST ARAPAHOE AT CHERRYVALE



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

A DEVELOPMENT BY



ZÓCALO



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

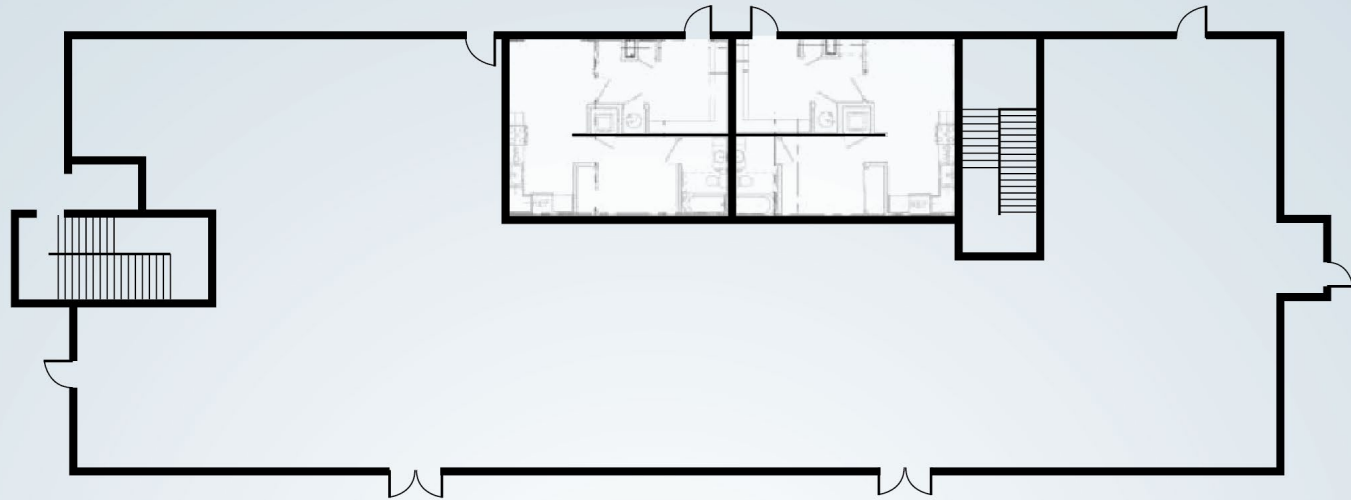
LEASE TERM

NOW

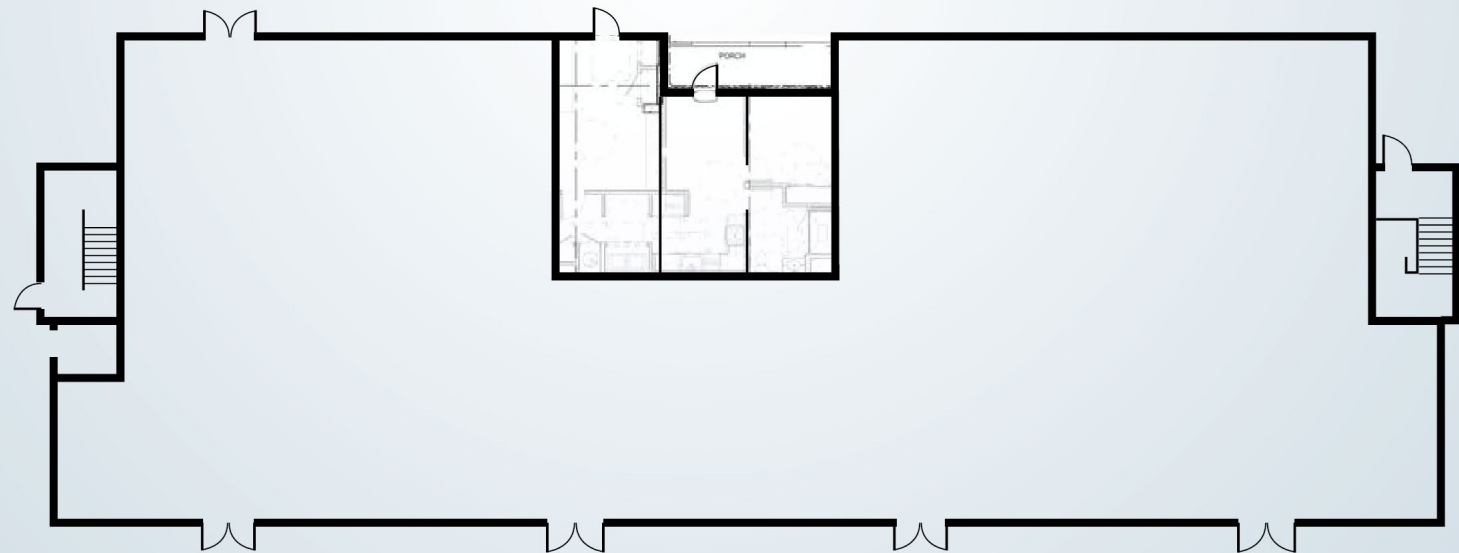
DATE AVAILABLE

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

FLOOR PLANS

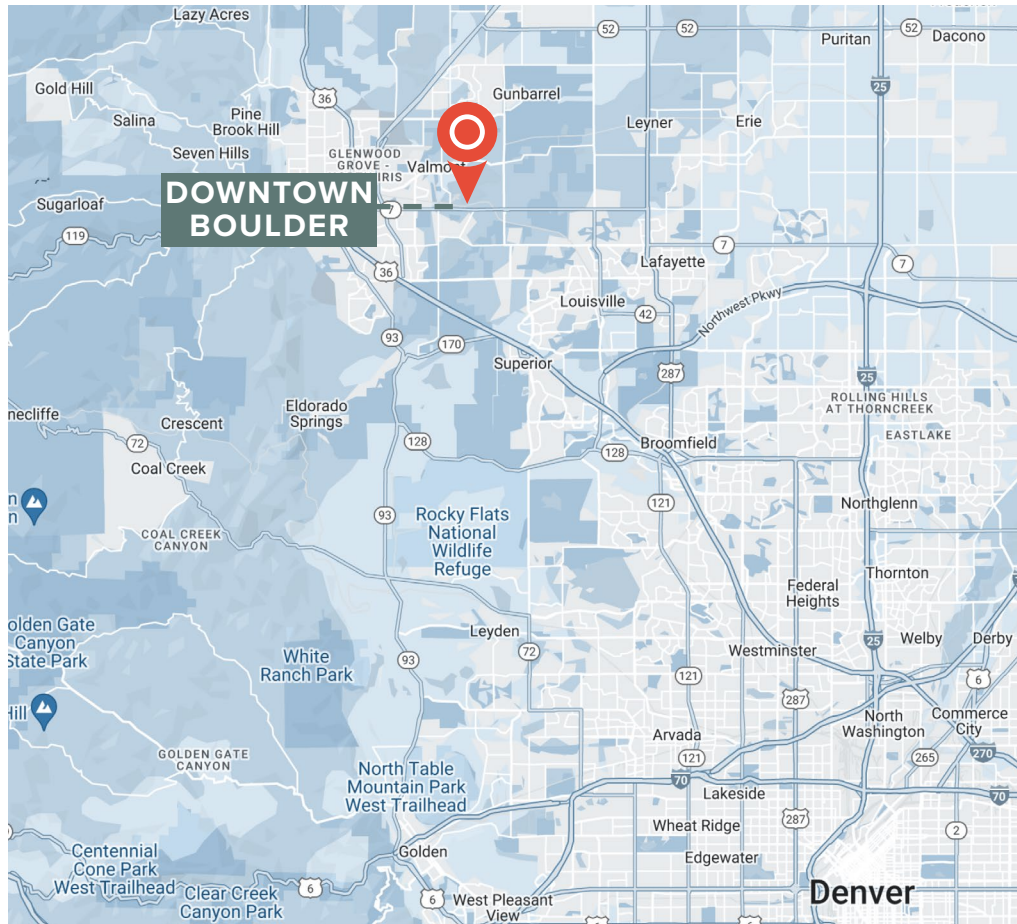


BUILDING 1 - LEVEL 1



BUILDING 2 - LEVEL 1

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



FOOTHILLS PKWY ± 52,000 VPD

ARAPAHOE AVE ± 30,000 VPD

ARAPAHOE AVE ± 30,000 VPD



WHOLE FOODS MARKET
BARNES & NOBLE

SANITAS
BREWING CO.

TOYOTA

Corden
Pharma

FOUR NOSES
BREWING CO.

VW

target

BLACKBELLY
MARKET

SUBJECT PROPERTY
Weatherlane

BASTA
DRY STORAGE

SHERPA'S
ADVENTURERS
RESTAURANT & BAR
boulder baked

SHERPA'S
ADVENTURERS
RESTAURANT & BAR
boulder baked

FOUR NOSES
BREWING CO.

UPSLOPE
BREWING COMPANY
BOULDER, COLORADO

BLACKBELLY
MARKET

SUBJECT PROPERTY
Weatherlane

HONDA

KING Soopers
Starbucks
BEST BUY
Jamba
McDonald's
THE SALVATION ARMY

Boulder Community Health
± 60 BEDS

FLATIRONS
GOLF COURSE

OZO COFFEE
COMPANY

SNARF'S
Sandwiches

Pica's
MEXICAN TACUERIA
Wendy's

SUBARU

MEADOWS ON THE PARKWAY
SHOPPING CENTER

Walgreens
AVIS
CONOCO
O'Reilly
AUTO PARTS
DOLLAR TREE
SAFeway

BUILDING RENDERINGS

BUILDING 1



BUILDING 2



FOR LEASE | RETAIL/RESTAURANT/OFFICE SPACES AVAILABLE

Weathervane



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EXCLUSIVELY LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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