



For a private showing
contact Michael Rebich
ReMax of Boulder
m. 303-478-3207
e. michaelrebich@boulderco.com

GUNBARREL CENTER RESTAURANT & RETAIL

New "Main Street" at the epicenter of Boulder's fastest growing neighborhood.

Currently available @ \$22 RSF NNN

Restaurant Space

5385 Gunbarrel Center Drive
2,012 RSF

Retail Space

5355 Gunbarrel Center Drive
1,000 RSF - 3,727 RSF*

Retail Space

5335 Gunbarrel Center Drive
1,000 RSF - 2,238 RSF*

Retail Space

5340 Gunbarrel Center Drive
2,134 RSF*

**All information contained herein has been obtained from sources believed to be reliable. Agent accepts no responsibility for its accuracy and encourages verification of all information prior to making financial decisions.*

A NEW “MAIN STREET” AT THE EPICENTER OF BOULDER’S FASTEST GROWING NEIGHBORHOOD

Gunbarrel Center is a state-of-the-art mixed-use development surrounded by more than \$130 million of new development including ~600 market-rate apartments, a new 100-room hotel and the Avery Brewing Company complex. With no new commercial development in the area for decades, Gunbarrel Center is poised to capitalize on the unmet local demand for amenities.

- ~15,800 SF commercial in 5 buildings
- Covered and on-street parking
- Within a half mile of 600 new apartments
- Within 2 miles of 10,000 workers
- Within 3 miles of 6,000 single family homes



GUNBARREL CENTER ENJOYS A UNIQUELY BALANCED MIX OF 15,000 DAY-TIME WORKERS AND 16,000 RESIDENTS WHO LIVE IN 7,500 ADJACENT HOUSING UNITS

THE CHALLENGE

“Main employment centers of East Boulder and Gunbarrel lack a diversity of amenities, uses, and services (e.g. restaurants, retail), increased walkability, recreational amenities, the arts and increased access to public transportation, bicycle, and pedestrian facilities to meet the needs of Boulder’s workforce.”

▲ Source: City of Boulder, 2013 Economic Sustainability Strategy

With more than \$130 million of new housing, retail, brewery/restaurant, and hotel development, Gunbarrel is evolving quickly to meet these needs.

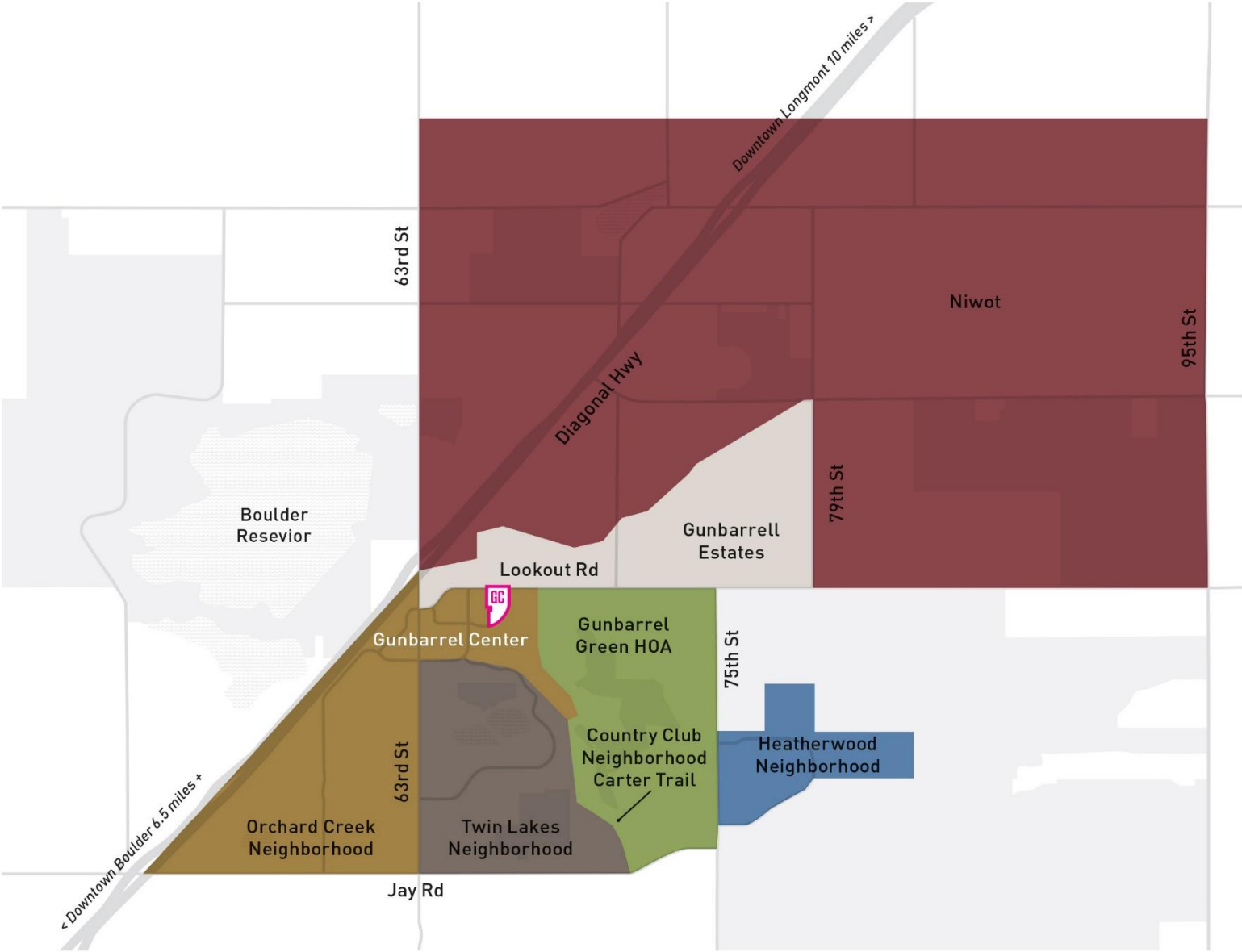
15,000 DAY-TIME JOBS

EMPLOYER	SECTOR	AREA EMPLOYEES
IBM Corp.	Imaging/Electronics	2,800
Covidien	Medical/Bio-tech	1,400
Emerson Process Mgmt	Automation	834
Lockheed Martin	IT Security/Cyber Security	476
Qualcomm Inc.	Telecom	475
Ricoh Company LLC	Imaging/Electronics	450
Covidien	Medical/Bio-tech	430
Crocs Inc.	Apparel-General	424
Spectra Logic Corp.	Data Storage	371
CP+B	Advertising Agency	335
Celestial Seasonings	Foodstuffs	227
Leanin' Tree Inc.	Museum	195
SparkFun Electronics	Electronics	146
American Recreation	Apparel-Outdoor	130
Other	--	6,406
		TOTAL 15,099

GUNBARREL CENTER’S “MAIN STREET” INTERSECTS WITH LOOKOUT ROAD WHICH CURRENTLY SEES MORE THAN 8,000 VEHICLES PER DAY.



GUNBARREL CENTER IS CLOSER THAN DOWNTOWN BOULDER OR LONGMONT FOR +7,000 HOUSEHOLDS AND IS WITHIN A HALF MILE OF ~600 BRAND NEW MARKET-RATE APARTMENTS.



AREAS	JOB	HOUSEHOLDS	POPULATION
Area 1	139	573	1,418
Area 2	403	1,491	3,486
Area 3	60	560	1,442
Area 4	1,751	880	1,778
Area 5	6,632	1,725	3,169
Area 6	6,114	1,884	4,713
	15,099	7,113	16,006