

# The Foxley by Alta

SE CORNER OF McCASLIN BLVD & MAIN STREET



S U P E R I O R , C O

CBRE

WOOD PARTNERS

EXECUTIVE SUMMARY

The Foxley by Alta is a new Class A mixed-use community located in the heart of Downtown Superior, one of Boulder County's most dynamic and rapidly growing districts. The 251-unit residential development is positioned along the US-36 corridor between Boulder and Denver. The property offers exceptional regional connectivity and access to a highly-educated, affluent population, as well as a strong daytime workforce supported by nearby employment centers and a planned life science campus.

The ground-floor retail presents a highly visible opportunity for tenants to establish and grow their brand in a prime, high-traffic location.



3,860 SF and 2,189 SF

Retail Rentable SF

\$36/SF NNN

Rental Rate

LOCATED AT THE ENTRY  
TO DOWNTOWN SUPERIOR

DELIVERY

Q3 2027

Under Construction

\$100/SF

TI Allowance

251

Residential Units

55

Dedicated Parking Stalls in  
Community Garage

PROPERTY HIGHLIGHTS

---



LOCATED IN THE  
HEART OF DOWNTOWN  
SUPERIOR



EASY WALKING  
ACCESS TO RETAIL  
& RECREATION



A TOWN PLAZA  
WITH PROGRAMMING



PANORAMIC VIEWS  
OF THE FLATIRONS &  
ROCKY MOUNTAINS



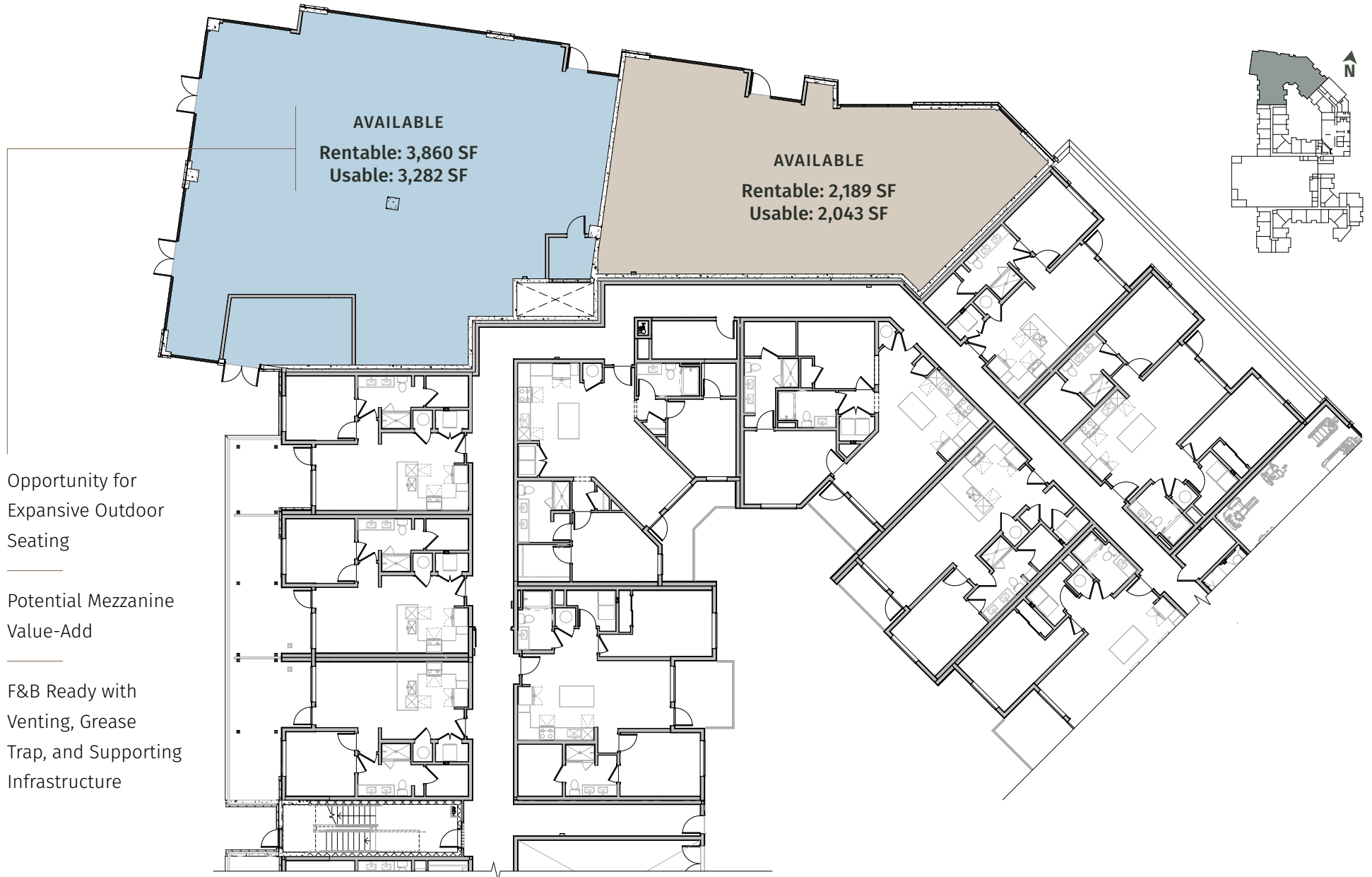
CONVENIENTLY  
LOCATED 10 MINUTES  
FROM BOULDER



SITUATED ALONG  
THE US-36 CORRIDOR

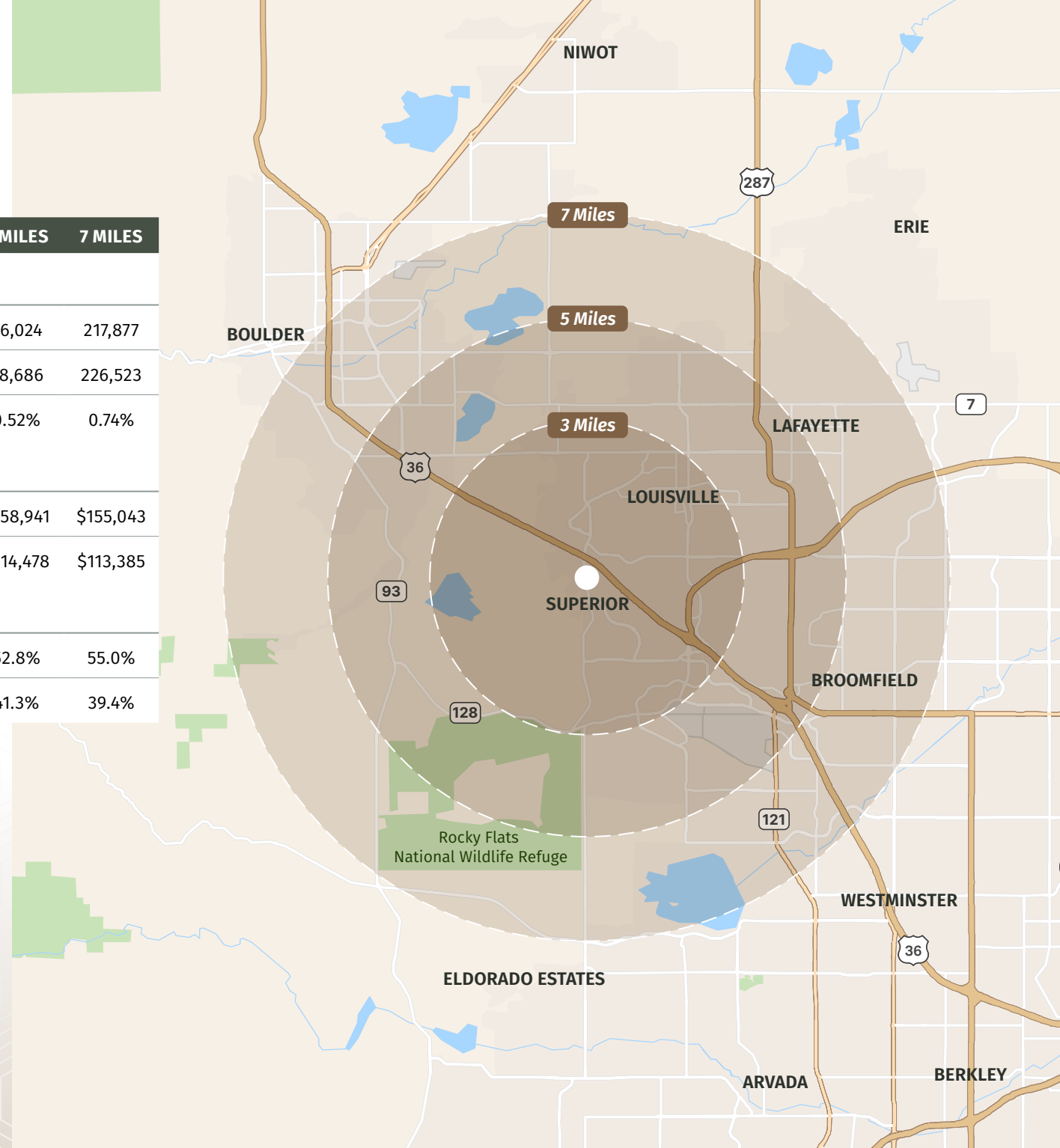


RETAIL SQUARE FOOTAGE



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>			
2020 Population	37,647	96,024	217,877
2025 Population Estimate	39,490	98,686	226,523
2020-2025 Annual Population Growth	0.91%	0.52%	0.74%
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$165,221	\$158,941	\$155,043
2025 Median Household Income	\$122,055	\$114,478	\$113,385
<b>HOUSING UNITS</b>			
2025 Owner-Occupied Housing	48.7%	52.8%	55.0%
2025 Renter-Occupied Housing	42.6%	41.3%	39.4%





# The Foxley by Alta

---

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_June2026

**MELISSA MORAN**  
First Vice President  
+1 970 219 7376  
melissa.moran@cbre.com

**MOLLY BAYER**  
Senior Associate  
+1 303 870 3441  
molly.bayer@cbre.com

**CBRE**

