

THE VILLAGE

2525 Arapahoe Avenue, Boulder, Colorado 80302



PROPERTY HIGHLIGHTS

- Home to local favorite and legendary McGuckin Hardware Store.
- Two hotels on the property totaling 368 rooms offers instant exposure to hotel guests.
- Located ½ block from one of the busiest intersections in Boulder at 28th Ave and Arapahoe Ave. Combined traffic count of 28,772 VPD.
- Positioned within walking distance of the University of Colorado Campus.

FEATURED SPACES

Suite E-42 1,955 SF Second Gen Yoga Studio	Suite E-50 3,946 SF
Suite L4-B 2,623 SF	Suite E-33 1,250 SF

JOIN THESE TENANTS



CONTACT US

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2026 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Daytime population	81,708	191,892	217,099
 Population	26,578	102,956	121,011
 Median HH Income	\$ 60,811	\$103,403	\$108,457
 Education (Bachelors)	37.7%	36.2%	36.8
 Traffic Counts (Two Way)	Arapahoe Ave. & Folsom St. - 28,000 Arapahoe Ave. & 28th St. - 41,000 Canyon Blvd. & Folsom St.- 24,830 Canyon Blvd & 28th St. - 24,000		

SUB-MARKET DATA

City/County: Boulder / Boulder

Zoning: Planned Unit Development (PUD)



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SURROUNDING





GART PROPERTIES

240 Saint Paul St, Suite 200, Denver, Colorado 80206

GARTPROPERTIES.COM

Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.



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