THE VILLAGE

2525 Arapahoe Avenue, Boulder, Colorado 80302



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GART PROPERTIES

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-25
1,275 SF

Suite E-50
3,946 SF

Suite E-33
1,250 SF

Suite L-4B
2,623 SF

JOIN THESE TENANTS

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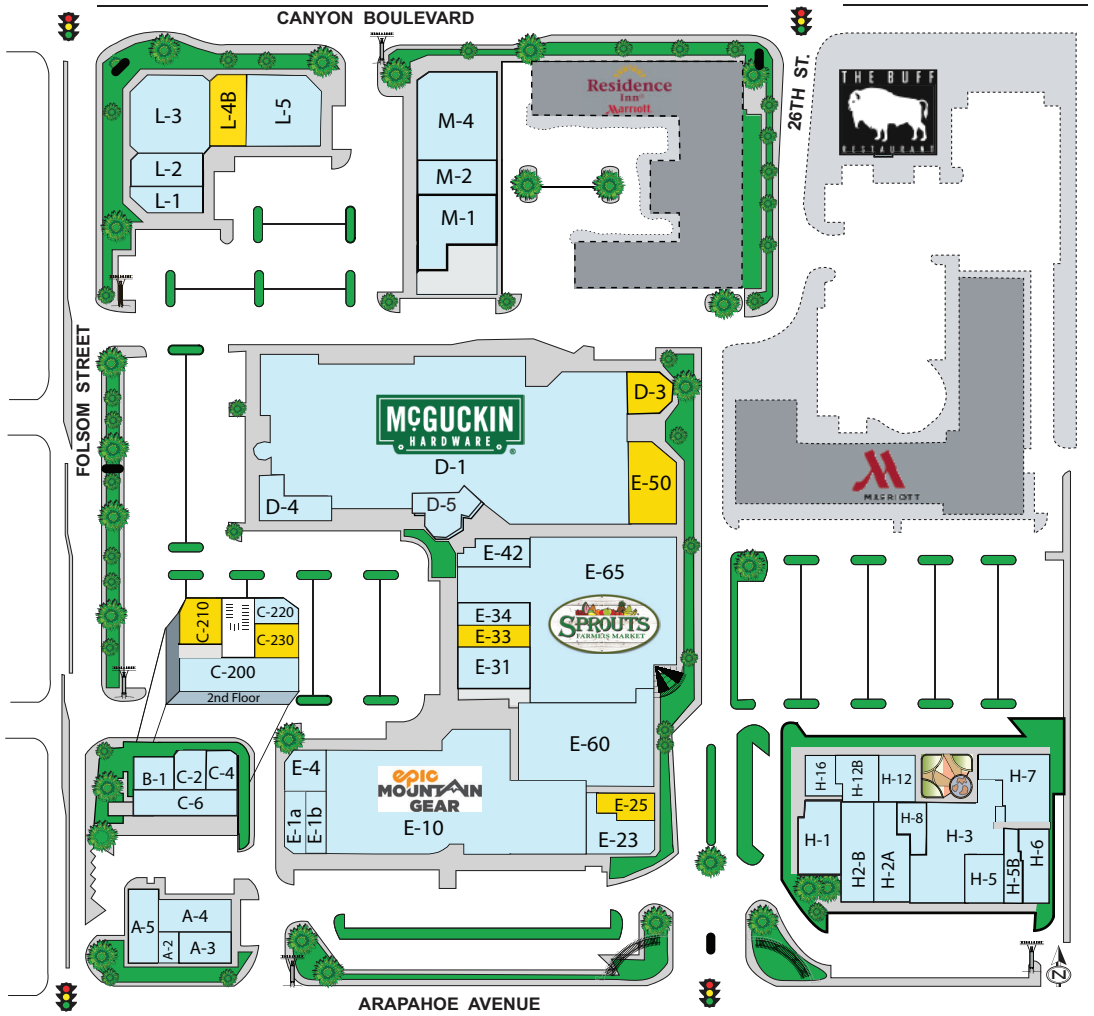

A-2	Arapahoe North Barbers	525 SF
A-3	Vitality Bowls	1,184 SF
A-4	Great Harvest	2,471 SF
A-5	Rincon Argentino	2,084 SF
B-1	Arapahoe Dental Clinic	1,600 SF
C-2	The Joint (Chiropractic)	924 SF
C-4	Colorado Swim Shop	1,100 SF
C-6	Le French Cafe	1,993 SF
C-200	Planned Parenthood	3,218 SF
C-210	AVAILABLE	888 SF
C-220	Gart Properties	704 SF
C-230	AVAILABLE	568 SF
D-1	McGuckin Hardware	52,729 SF
D-3	AVAILABLE	1,709 SF
D-4	Brewing Market	1,742 SF
D-5	PetVet 365	1,757 SF
E-1a	WoodGrain Bagels	1,515 SF
E-1b	Pupusas Lover	1,436 SF
E-4	Pak Mail	969 SF
E-10	Epic Mountain Gear	23,314 SF
E-23	Aspen Eyewear	2,548 SF
E-25	AVAILABLE SOON	1,275 SF
E-31	Hand & Stone Massage	2,651 SF
E-33	AVAILABLE	1,250 SF
E-34	Right This Way Flooring	1,200 SF
E-42	Yoga Pod - Coming Soon!	1,955 SF
E-50	AVAILABLE	3,946 SF
E-60	Cross Fit Sanitas	9,862 SF
E-65	Sprouts Farmers Market	25,082 SF
H-1	Mendocino Farms - Coming Soon!	3,766 SF
H-2B	Pollo Lima - Coming Soon!	3,085 SF
H-2A	Meritrust Credit Union	3,313 SF
H-3	Grandrabbit's Toy Shoppe	6,500 SF
H-5	Dependable Cleaners	1,670 SF
H-5B	Gurkha's Dumplings	1,031 SF
H-6	Heaven Creamery	2,083 SF
H-7	Core Progression	3,228 SF
H-8	Mathnasium of Boulder	1,570 SF
H-12	Studio by Shira	1,810 SF
H-12B	Milan Laser	1,456 SF
H-16	Willow Hair Salon	1,100 SF
L-1	Osaka	2,450 SF
L-2	Boulder Frameworks	1,361 SF
L-3	Confluence Kitchen & Bath	6,469 SF
L-4B	AVAILABLE	2,623 SF
L-5	Forma Furniture	4,362 SF
M-1	Efrain's of Boulder	2,666 SF
M-2	Allo Fiber	1,878 SF
M-4	Charles Schwab	6,239 SF

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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

FLOWER CHILD · HomeGoods · Lagroove · QDOBA MEXICAN EATS · SAFEWAY · COST PLUS WORLD MARKET · GameStop · FS Training · BJ's Restaurant Brewhouse · Panera Bread · drybar

PLATO'S CLOSET · JOANN · THE HOME DEPOT · CHIPOTLE MEXICAN GRILL · crumbl cookies · orangetheory · GAMESETMATCH · Jamba Juice · KING Soopers · TRADER JOE'S

EUROPEAN WAX CENTER · WHOLE FOODS MARKET · BARNES & NOBLE · restore HYPER WELLNESS · TORCHYS · REI · MATTRESS FIRM · Marshalls · Office DEPOT

GART PROPERTIES

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

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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.

CLARION PARTNERS

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