



SUITE 108



SUITE 190



SUITE 200 B



SUITE 200 B

DEAN CALLAN & COMPANY INC

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RETAIL/OFFICE & RESTAURANT SPACE FOR LEASE

GUNBARREL SQUARE SHOPPING CENTER
6525-6565 GUNPARK DRIVE
BOULDER, COLORADO 80301

Retail/Office and Restaurant units available at this high traffic location in the heart of Gunbarrel! The spaces feature great exposure, a Boulder address, ample parking, close to public transportation and within easy access to Diagonal Highway. Other users in the center include King Soopers, Epic Nutrition, Anytime Fitness, UPS Store, The Rusty Melon, Edward Jones, Subway, Burger King, Yurihana Sushi Bar and many others. Don't miss this opportunity to join a great tenant mix in a thriving community with great signage, convenient access and connectivity.

Call us for more information and to set up a tour.

TERMS

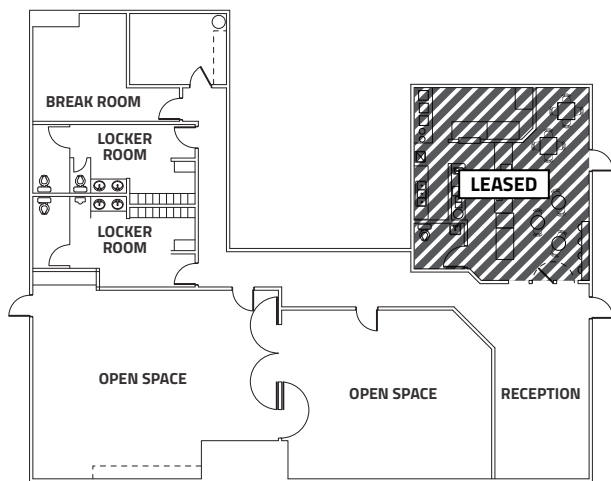
Suite 108:	3,360 SF Available: Now
Suite 190:	4,300 SF Available: Within 30 Days
Suite 200 B:	1,603 SF Available: Now
Suite 270:	1,397 SF Available: December 31, 2024
Suite 340:	6,103 SF Available: December 31, 2024
Lease Rate:	Negotiable
Expenses:	\$9.50 / SF
Parking:	Ample On-Site



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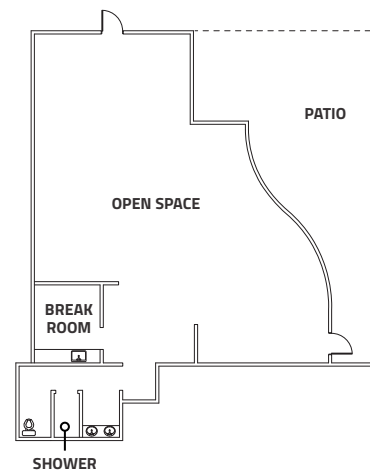
SUITE 108 | 3,360 SF

Suite 108 has a beautiful front reception area with two large open office/retail areas. The suite also includes 2 separate locker rooms and a break room.



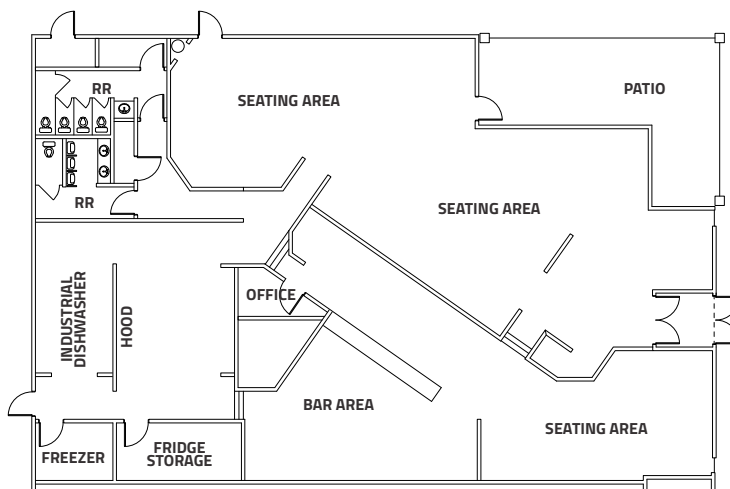
SUITE 200 B | 1,603 SF

Suite 200 B is a large open office/retail area. The suite includes a break room and shower and features a large patio.



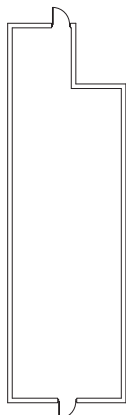
SUITE 190 | 4,300 SF

Second generation restaurant space, complete with hoods and grease trap, and outdoor seating area, etc.



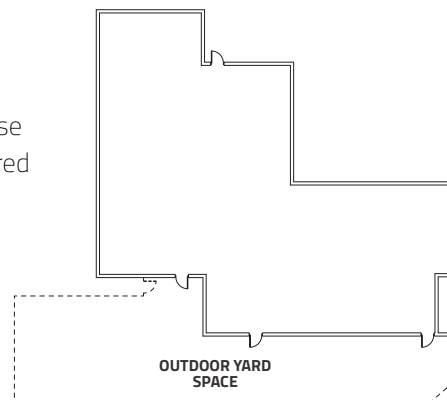
SUITE 270 | 1,397 SF

- 1 bathroom
- 1 kitchen
- Large open room



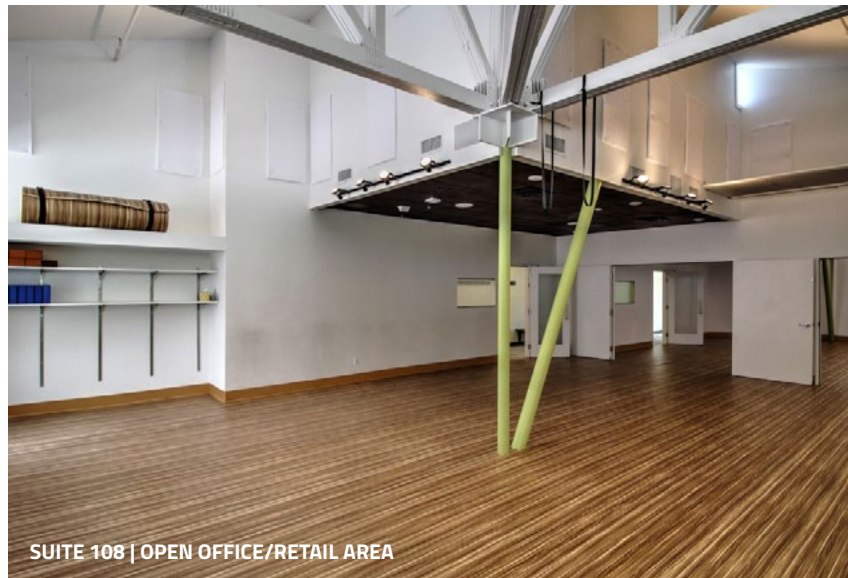
SUITE 340 | 6,103 SF

- ~6 total bathrooms
- ~2 kitchen areas
- Ideal for daycare or use with significant required plumbing.





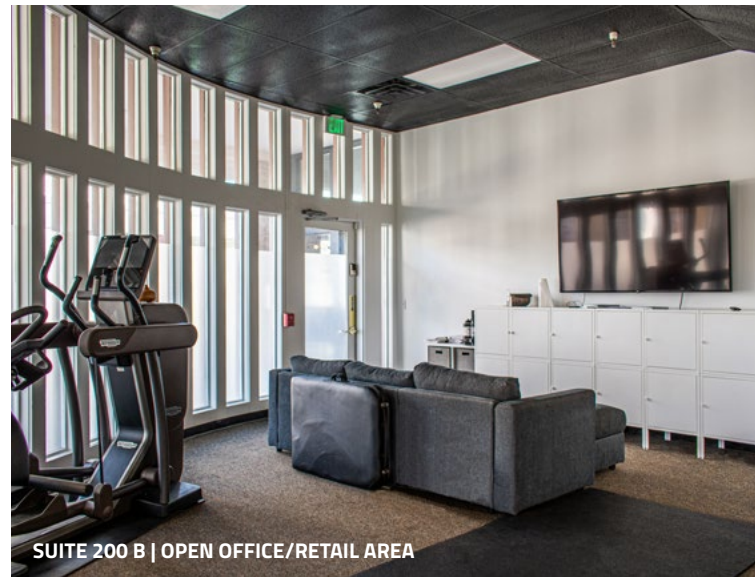
SUITE 108 | RECEPTION



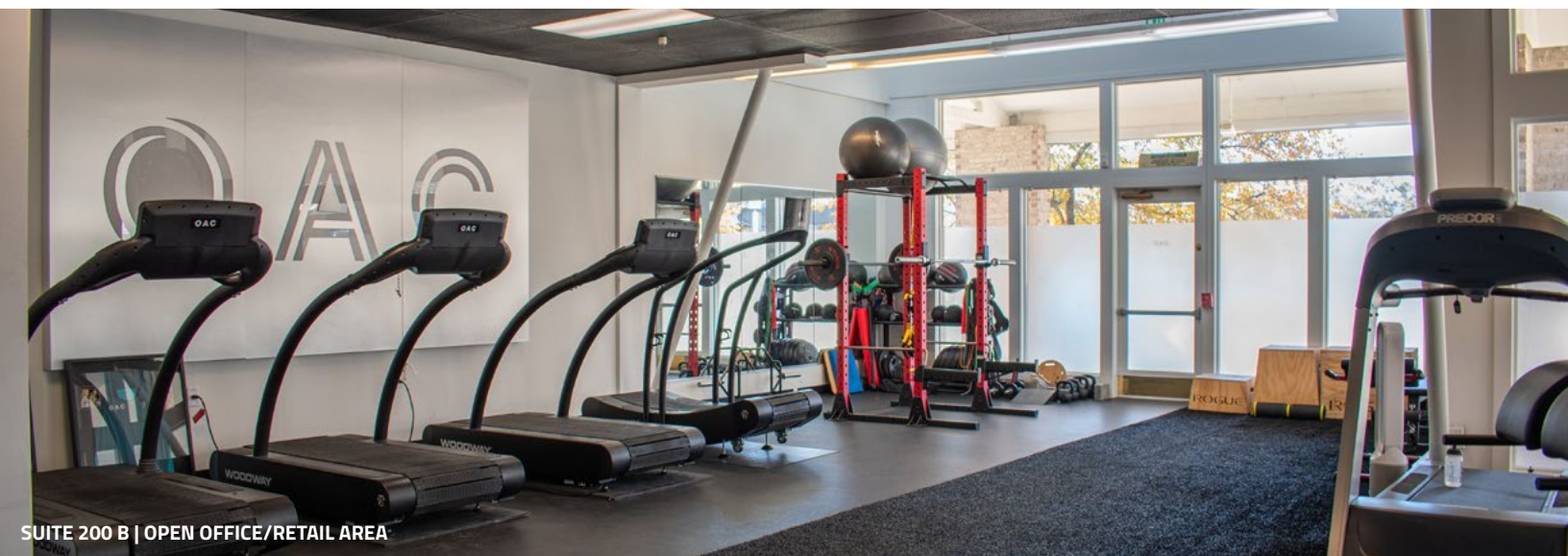
SUITE 108 | OPEN OFFICE/RETAIL AREA



SUITE 108 | LOCKER ROOM

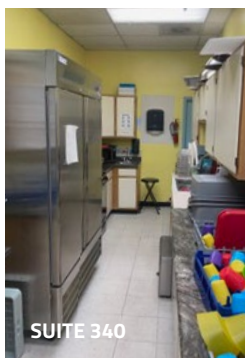
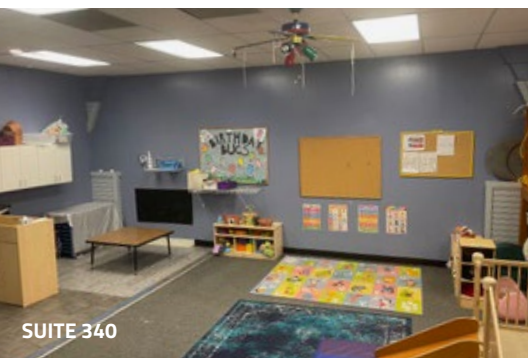


SUITE 200 B | OPEN OFFICE/RETAIL AREA



SUITE 200 B | OPEN OFFICE/RETAIL AREA

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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
8,251	54,321	303,906

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
8,966	102,312	141,095

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
3,786	23,529	123,885

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$138,657	\$130,490	\$121,468

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