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**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



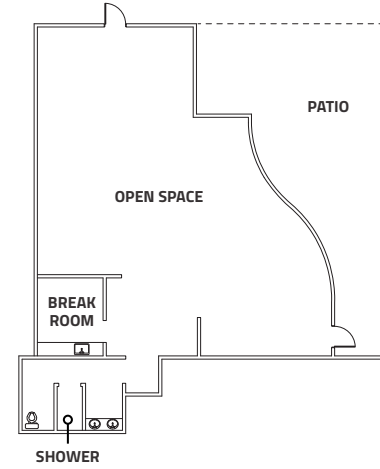
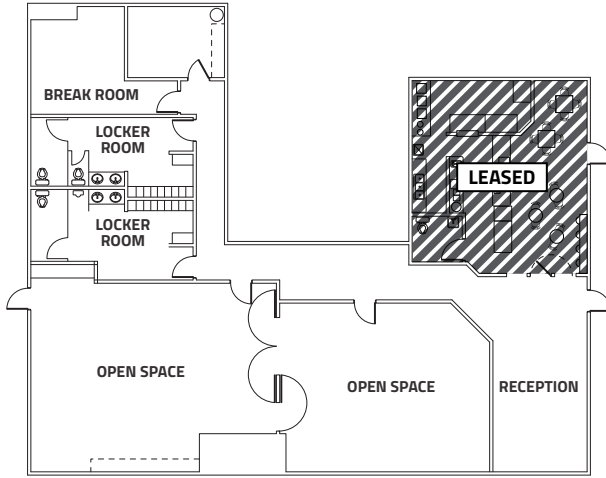
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**SUITE 108 | 3,360 SF**

**SUITE 200 B | 1,603 SF**

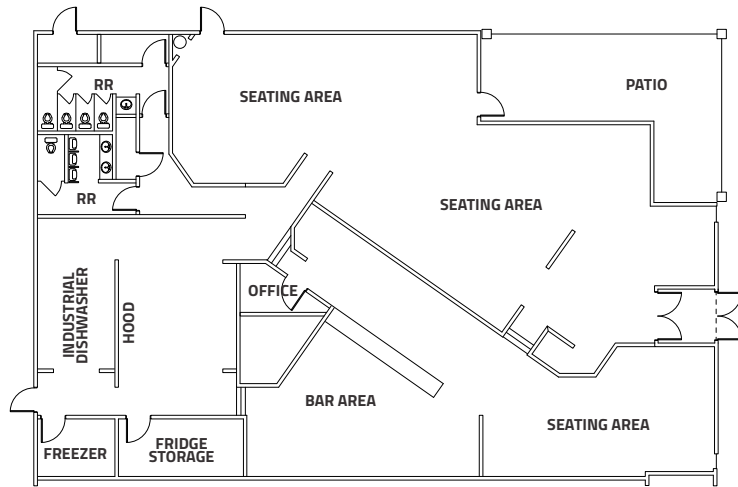
Suite 108 has a beautiful front reception area with two large open office/retail areas. The suite also includes 2 separate locker rooms and a break room.

Suite 200 B 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**

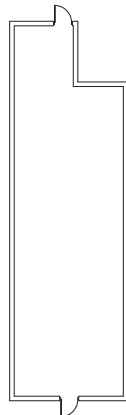
Second generation restaurant space, complete with hoods and grease trap, and outdoor seating area, etc.



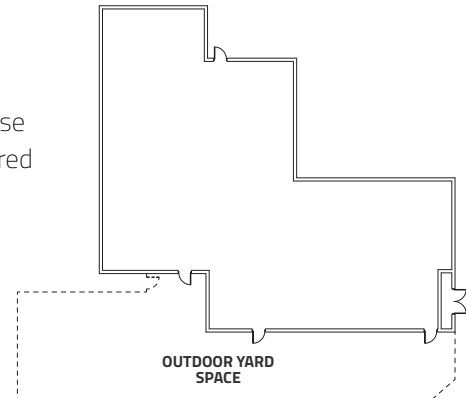
**SUITE 270 | 1,397 SF**

**SUITE 340 | 6,103 SF**

- 1 bathroom
- 1 kitchen
- Large open room



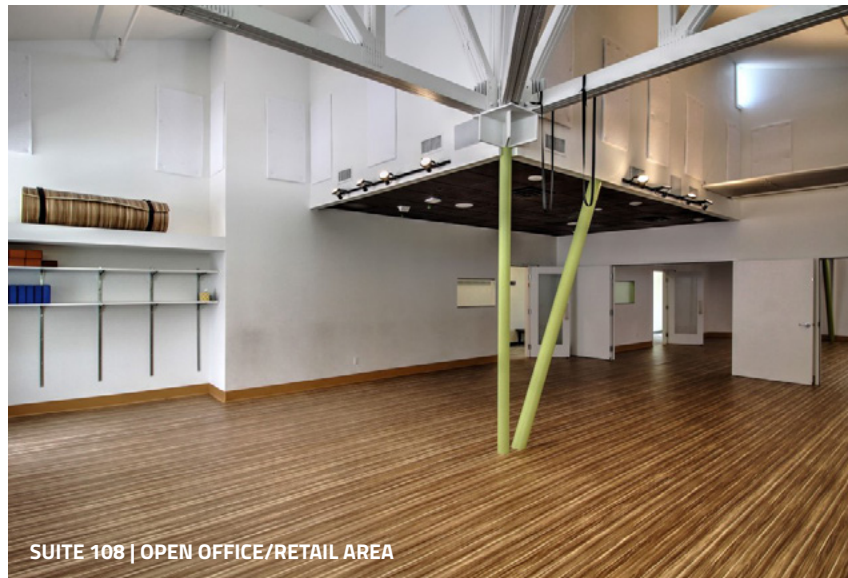
- ~6 total bathrooms
- ~2 kitchen areas
- Ideal for daycare or use with significant required plumbing.







SUITE 108 | RECEPTION



SUITE 108 | OPEN OFFICE/RETAIL AREA



SUITE 108 | LOCKER ROOM



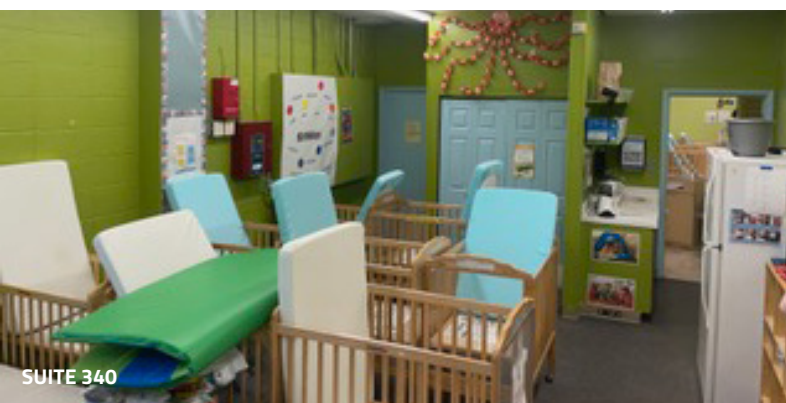
SUITE 200 B | OPEN OFFICE/RETAIL AREA



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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