

## DEAN CALLAN & COMPANY INC

**BECKY GAMBLE**

**CEO**

303.945.2012

[bgamble@deancallan.com](mailto:bgamble@deancallan.com)

**BEAU GAMBLE**

**President**

303.945.2028

[beaugamble@deancallan.com](mailto:beaugamble@deancallan.com)

**KEVIN NELSON**

**Managing Broker**

720.464.3950

[knelson@deancallan.com](mailto:knelson@deancallan.com)

**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

# EXCLUSIVE LAND REDEVELOPMENT OPPORTUNITY

**5150 VALMONT ROAD  
BOULDER, COLORADO 80301**

**Introducing an exceptional opportunity at 5150 Valmont Road, Boulder, CO – an exclusive land redevelopment site spanning approximately 37,840 SF.**

Nestled in a prime location, this property sits across from the renowned Valmont Bike Park to the north and is enveloped by the scenic Valmont City Park on its west, south, and east sides. With frontage and vehicular access along Valmont Road, and its strategic position just north of the Goose Creek Greenway multi-use trail system, this site offers unparalleled connectivity. Conveniently accessible via Boulder-Longmont Diagonal Hwy and Foothills Pkwy, the property's recent land use redesignation under the BVCP from IG- Industrial General to MUR-Mixed Use Residential paves the way for a supportive zoning change, making it an ideal canvas for innovative residential development in East Boulder.

**Call for more information.**

## TERMS & INFORMATION

Location:	5150 Valmont Road, Boulder, Colorado 80301
Price:	<b>Contact Broker(s) for Pricing</b>
Size:	37,840 SF
County:	Boulder
Land Use:	Mixed Use Residential
Zoning (Current):	Industrial General (IG)
Zoning (Proposed):	Mixed Use 3 (MU-3)
Opportunity Zone:	Yes
Utilities:	Water, sewer, electricity on-site
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at (303) 449-1420

### Rezoning and Review Process:

The attached feasibility analysis would require re-zoning the parcel from IG to MU-3 to bring the zoning into compliance/alignment with the BVCP Land Use changes adopted during the East Boulder Subcommunity Planning process. Re-zoning can run concurrently or prior to any development review process.

The threshold for mandatory Concept Plan and Site Review in the MU-3 zone is 1 acre or 20 dwelling units or 20,000 square feet of nonresidential floor area. Voluntary Site Review is permitted if 5 or more units are being proposed on the property.

Because the property is under 1 acre, the site review requirement will be determined by the number of units on the site, or the area of nonresidential floor provided. The attached feasibility analysis proposes two residential concepts, one concept under 20 units as a potential 'by-right' solution, and one concept over 20 units that would fall under the discretionary review (site review) process.

Projects in site plan review can request modifications to setbacks, building height (for projects with affordable units or community benefit), parking requirements, and landscape and screening standards.

### MU-3 Zoning Form, Bulk and Density Standards:

Density in the MU-3 is limited by Floor Area limitations of 1.0:1. Density is also limited by the height restriction of 38' and three story maximum. The site plan studies included in the packet show two options within the three-story allowable height.

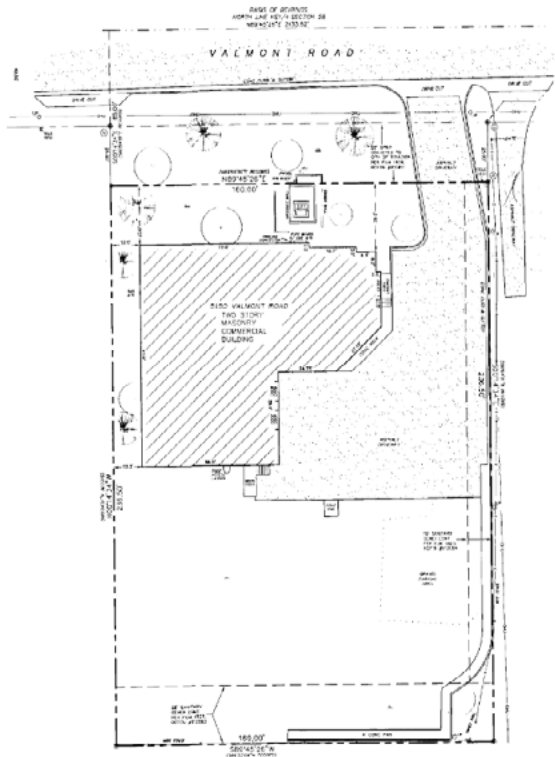
**1. Townhome Concept** - 13 townhomes, as outlined, will not meet the site review threshold for unit count (20). This site plan will not require discretionary (site plan) review through the City of Boulder Planning Department.

**2. Stacked Flats Concept** - 36 stacked flats in walk-up layout will meet the threshold for discretionary (site plan) review

This site plan will require discretionary (site plan) review through the City of Boulder Planning Department. This concept, as shown, can take advantage of the site review modification allowed for building heights with sloped roofs. BRC 9-2-14 (b) (1) E (i)



## IMPROVEMENT SURVEY PLAT

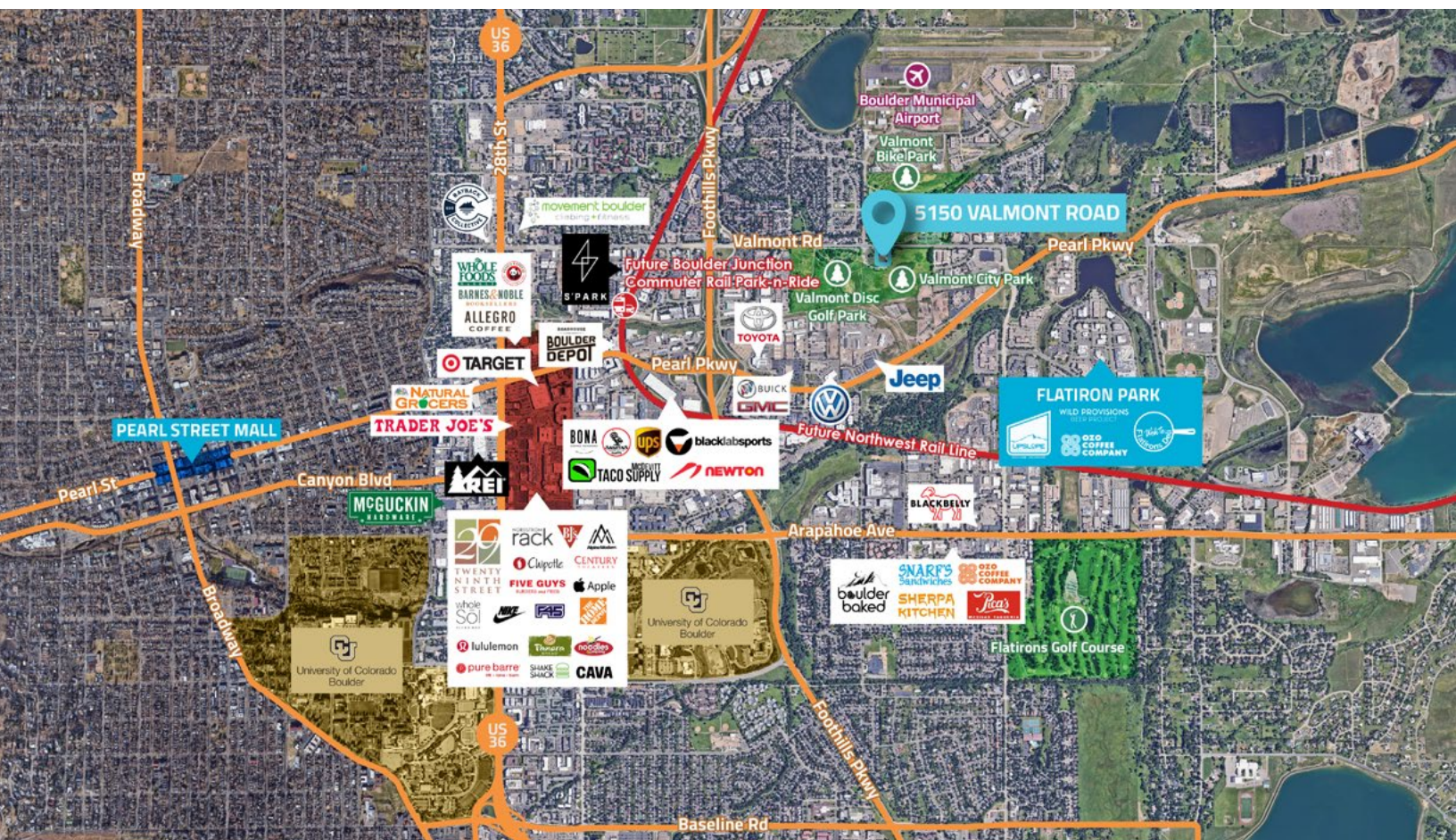


## RENDERINGS



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

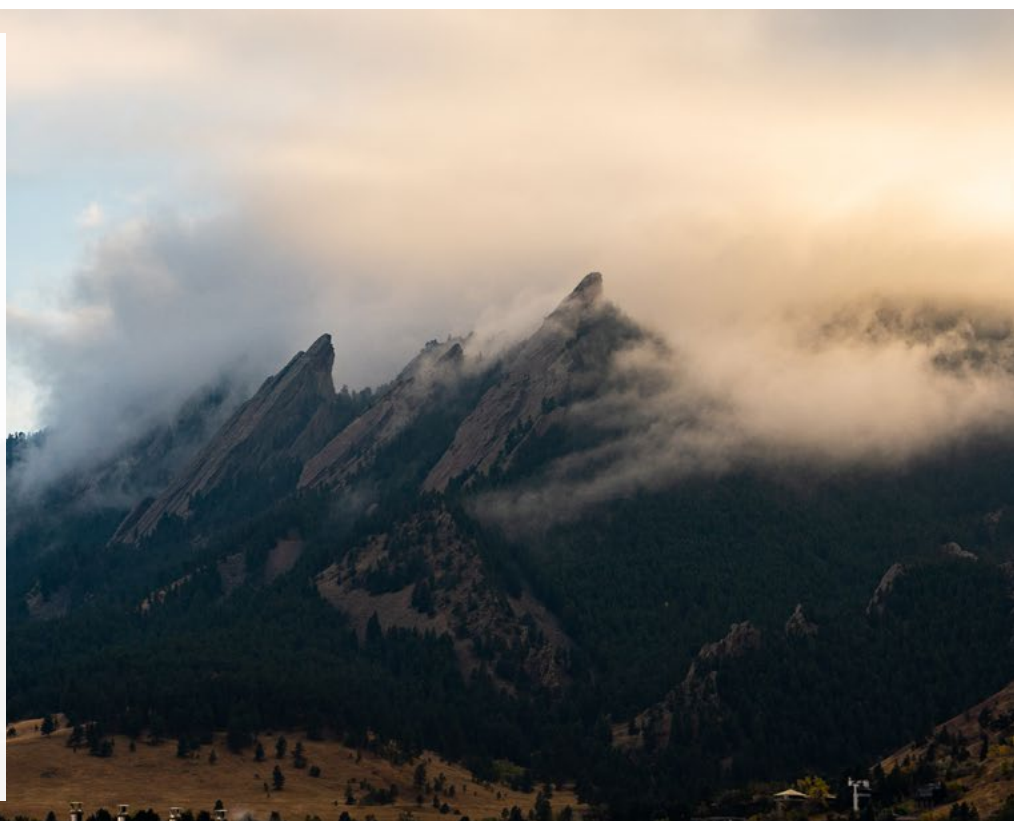




## THE BUZZ



The Sundance Film Festival, a renowned celebration of independent cinema, is set to relocate from its long-time home in Park City, Utah, to Boulder, Colorado, starting in 2027. After over four decades in Utah, the festival's organizers chose Boulder for its vibrant arts scene, small-town charm, and natural beauty, including its proximity to the Rocky Mountains.





## WHY BOULDER?

With 300 days of sunshine per year, numerous activities within it's backyard and access to top talent in the nation - the question is really...

### Why NOT Boulder?

Boulder, Colorado, stands out as an exceptional place to live and work due to its unparalleled natural beauty and outdoor lifestyle. Nestled at the foothills of the Rocky Mountains, the city offers breathtaking views and immediate access to world-class hiking, biking, and skiing opportunities. The city's temperate climate, boasting 300 days of sunshine annually, ensures year-round enjoyment of its outdoor offerings, making it a haven for active individuals and families alike.

Beyond its scenic allure, Boulder fosters a vibrant, innovative community that appeals to professionals and entrepreneurs. Home to the University of Colorado Boulder and a thriving tech and startup scene, the city attracts forward-thinking minds and offers abundant career opportunities. A robust network of aerospace, biotech, and renewable energy firms, contribute to a dynamic economy. Boulder's commitment to sustainability and progressive values—evident in its mixed-use residential developments like the 5150 Valmont Road opportunity—creates a forward-looking environment where work-life balance isn't just a goal, but a reality.

Boulder's cultural richness and small-town charm elevate its appeal as a premier destination to call home. The city boasts a lively arts scene, with venues like the Boulder Theater and a bustling downtown Pearl Street Mall filled with local shops, farm-to-table restaurants, and craft breweries. Community events, such as the Boulder International Film Festival and farmers' markets, foster a tight-knit, welcoming atmosphere. Coupled with top-tier schools, low crime rates, and a focus on wellness, Boulder seamlessly blends the energy of a growing city with the warmth of a close community, making it an unrivaled place to live and work.



DEAN CALLAN & COMPANY, INC.  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

# #1

## BEST PLACE TO LIVE

[U.S. NEWS & WORLD REPORT]

# #2

## BEST SMALL CITY IN WORLD

[MONOCLE SMALL CITIES INDEX]

## TOP HOUSING MARKET IN U.S. FOR GROWTH & STABILITY - 5 YEARS RUNNING -

[SMARTASSET]

# #1

## BEST CYCLING CITY IN U.S.

[TRAVEL CHANNEL]

# #1

## IN THE U.S. ON THE BLOOMBERG BRAIN CONCENTRATION INDEX - 4 YEARS RUNNING -

# TOP 10

## IN U.S. FOR WOMEN-FOUNDED, VENTURE-BACKED STARTUPS

[CENTER FOR AMERICAN ENTREPRENEURSHIP]

# TOP 25

## GLOBAL STARTUP ECOSYSTEMS

[STARTUP GENOME]