

FOR LEASE RETAIL OPPORTUNITY ON UNIVERSITY OF COLORADO BOULDER'S CAMPUS

University & Broadway Avenue

Limelight Boulder




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Areas of Interest

-  Denver International Airport
43 miles
-  Denver
27 miles
-  Rocky Mountain National Park
33 miles
-  Aspen
208 miles

Downtown Boulder

Pearl Street Mall

LIMELIGHT



 University of Colorado Boulder

Chautauqua Park

EXECUTIVE SUMMARY

Aspen Hospitality, a division of Aspen One, is pleased to offer the rare opportunity to lease 950 SF of coffee shop/market space on the University of Colorado Boulder’s campus at Limelight Hotel Boulder (“Project”, “Property”, or “Hotel”).

The Project is designed to be a premium, community-oriented, mixed-use development situated on the University of Colorado Boulder campus that will create a gathering space for students, neighbors, and visitors. The Hotel is being developed in partnership with the University, which currently has over 36,000 students enrolled on the Boulder campus.

The location, University and Broadway Avenue, is catty-corner to Boulder’s University Hill (“The Hill”) neighborhood, a historic and iconic commercial district that is home to a diverse mix of businesses and approximately 30,000 residents. The Project is also located less than a mile away from Downtown Boulder and the historic Pearl Street mall, which features over 200 stores and restaurants.

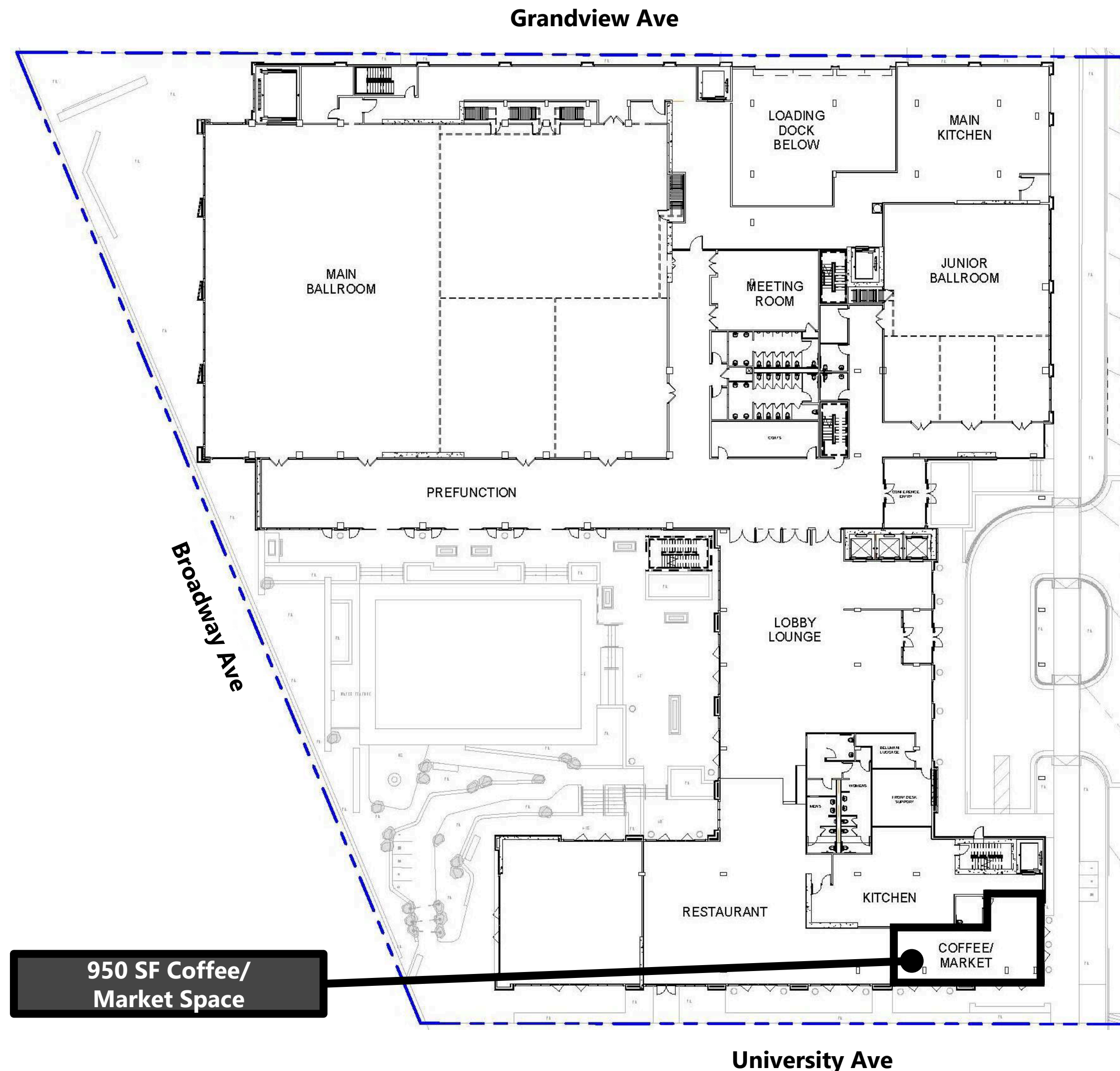
The Project will fill a gap in the Boulder market for an upper upscale hotel with significant meeting and event space, allowing the community to host high-profile events and experiences, linking the University of Colorado and businesses in the Boulder community.

This presents an exciting opportunity for the leased space to benefit from the significant built-in demand generated from the University of Colorado system, the hotel guests, as well as the proximity to and excellent visibility from The Hill and Downtown Boulder.

Project Overview	
LOCATION:	University of Colorado Boulder Campus (University & Broadway Avenue)
NEIGHBORHOOD:	“The Hill”
ADDRESS:	1402 Broadway, Boulder, Colorado 80302
PARTNERS:	Aspen One The University of Colorado Boulder
PROJECT:	Hotel: 252 rooms Brand: Limelight Manager: Aspen Hospitality Meeting Space: 30,000 SF Restaurant, Bar, Fitness Center, Club, Pool Parking: 585 spaces Coffee Shop/Market: 950 SF
TIMING ESTIMATE:	Construction Start: Q1 2023 Project Opening: Q3 2025



INVESTMENT HIGHLIGHTS



LOCATION

- The lease space is within the hotel, which is located on the CU Boulder campus, benefitting from CU's 37,000 employees, over 36,000 students, and 90+ degree programs, including 29 NCAA championships.
- This is one of the most-trafficked intersections in Boulder, and is highly visible.

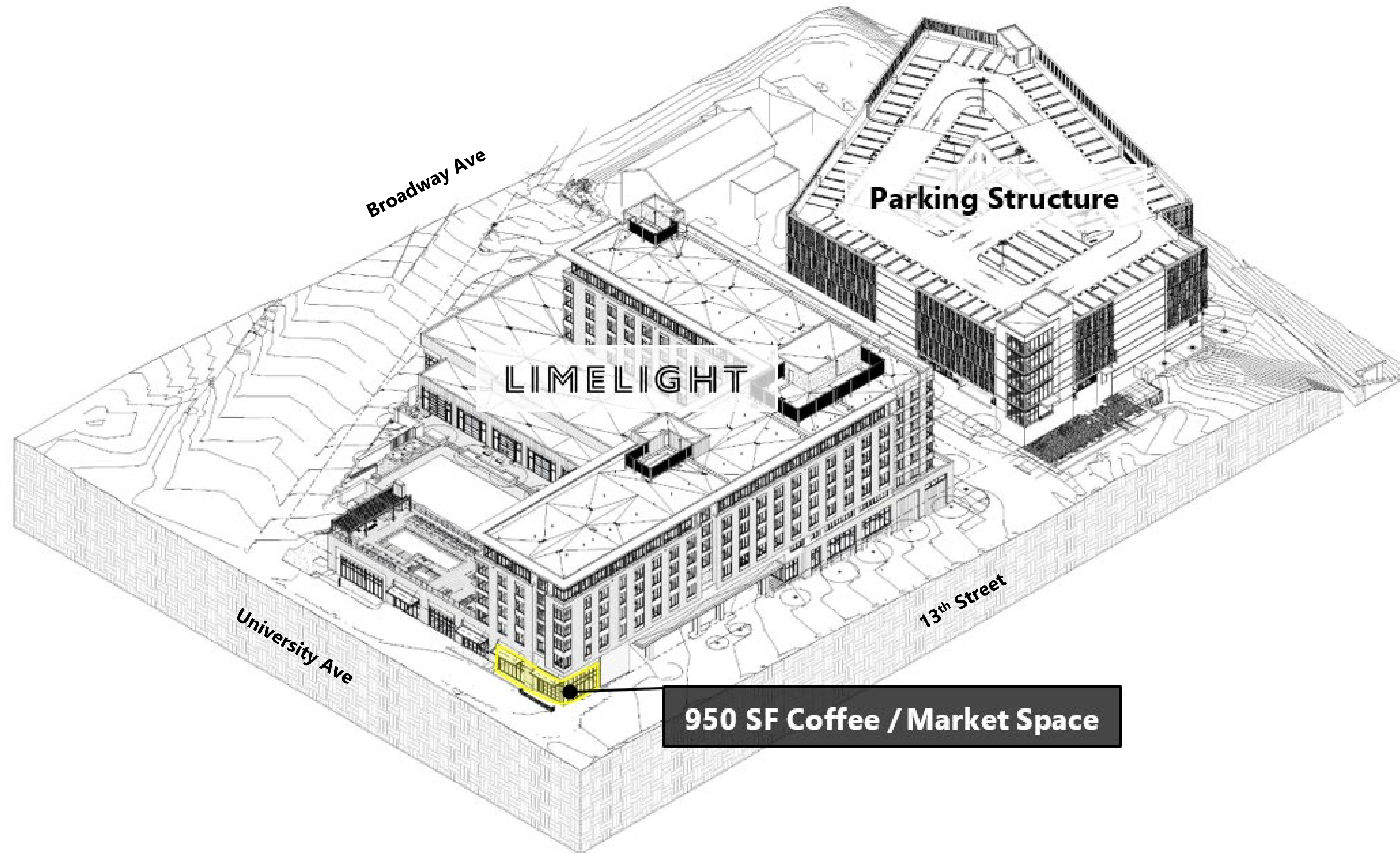
DIVERSIFIED DEMAND & CASH FLOW

- The lease space will benefit from demand generated by the University, the adjacent hotel (Moxy Boulder), the Limelight Hotel, the conference center, and The Hill neighborhood.
- The hotel will be one of the highest-quality in the City of Boulder. The lease space will benefit from Boulder's leisure, group, and corporate demand.
- The Hotel's conference center will be unique for the market and will induce demand, creating a long-standing competitive advantage.
- Boulder is home to 17 federal labs, employing over 4,000 directly and creating a huge overall economic impact.

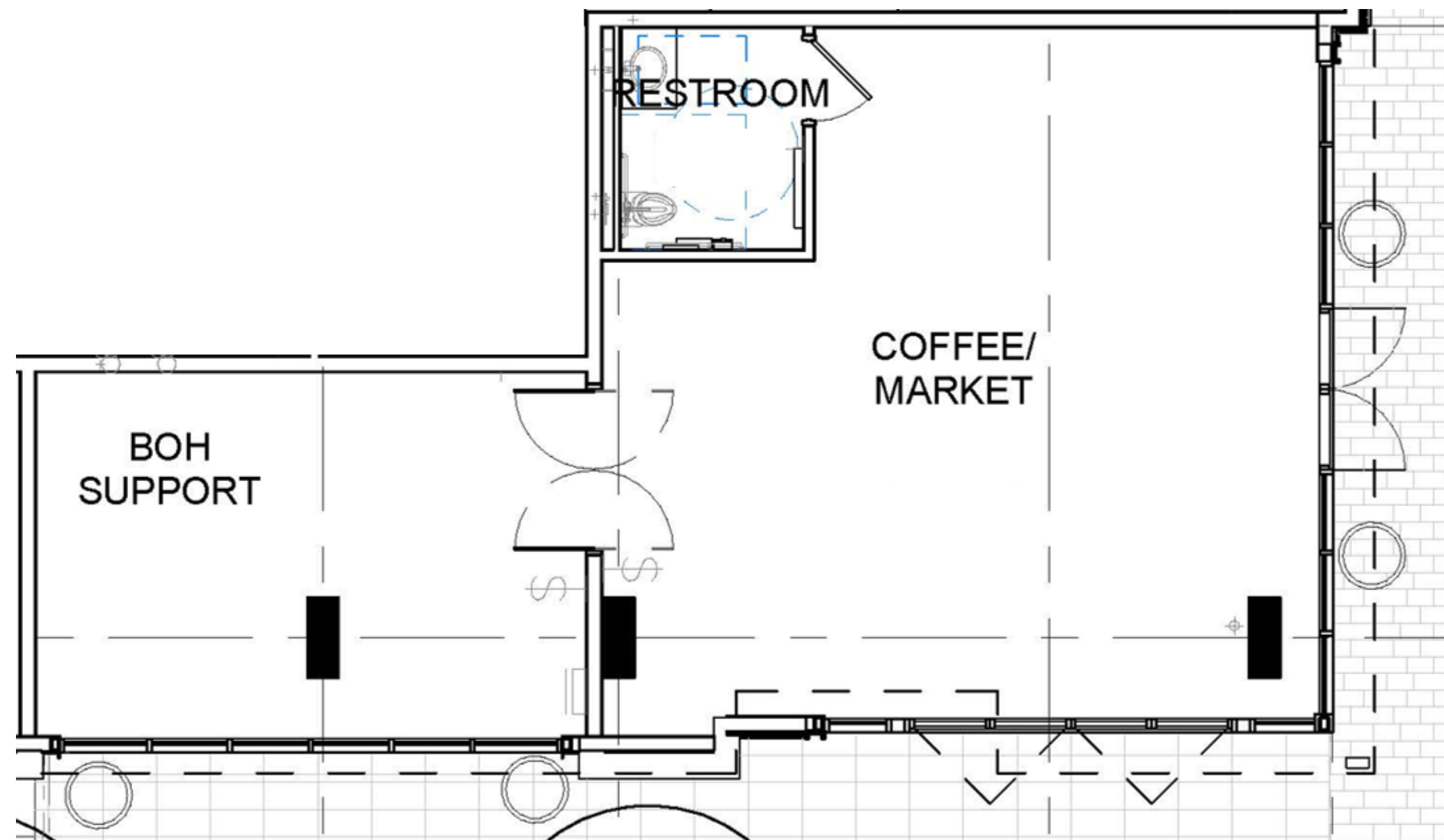
EXPERIENCED SPONSORSHIP

- Aspen Hospitality and Aspen One have successfully developed, renovated, owned, and operated hospitality assets, including Limelight's in Aspen, Ketchum/Sun Valley, Snowmass and Denver.
- The project features industry leaders including WATG (architect), Hirsch Bedner Associates (HBA) and Bentel & Bentel (interior designers).
- Innovative green design, including all electric, will make a statement.

SOUTHEAST AERIAL VIEW



FLOOR PLAN & SITE PLAN



Note: Coffee / Market space highlighted in yellow

OPPORTUNITY DETAILS

Perfectly suited for a specialty market, coffee shop, or mercantile concept, the 950 SF retail space is ready for customization, with negotiable tenant improvement dollars to help bring the tenant's vision to life. A Gold LEED-certified build-out is required, aligning with Aspen Hospitality and CU's sustainable practices to reduce the hotel's environmental impact.

This space is opportune for a tenant to provide coffee and retail options for hotel guests, while also tapping into the strong built-in demand from the community and adjacent university. By offering unique products and services, the right tenant can attract both hotel guests and non-hotel traffic, making this a bustling hub that serves both visitors and locals alike.

The space is designed for light food preparation and beverage service, while also offering ample floor area for retail displays, unique product offerings, and grab-and-go options. Ideal for a concept with a limited cold menu or pre-prepared items, the plumbing setup can support essential fixtures and small plug-in appliances.



Note: Image is for illustrative purposes only

ABOUT US

ASPEN ONE (“AO”)

Aspen One provides the strategic leadership for the rapidly growing portfolio of businesses which include Aspen Skiing Company, Aspen Hospitality and ASPENX. This structure enables the expansion of the Aspen brand globally by developing enhanced strategies and services to support growth and by accelerating investment across hospitality, retail, experiences, and clubs.

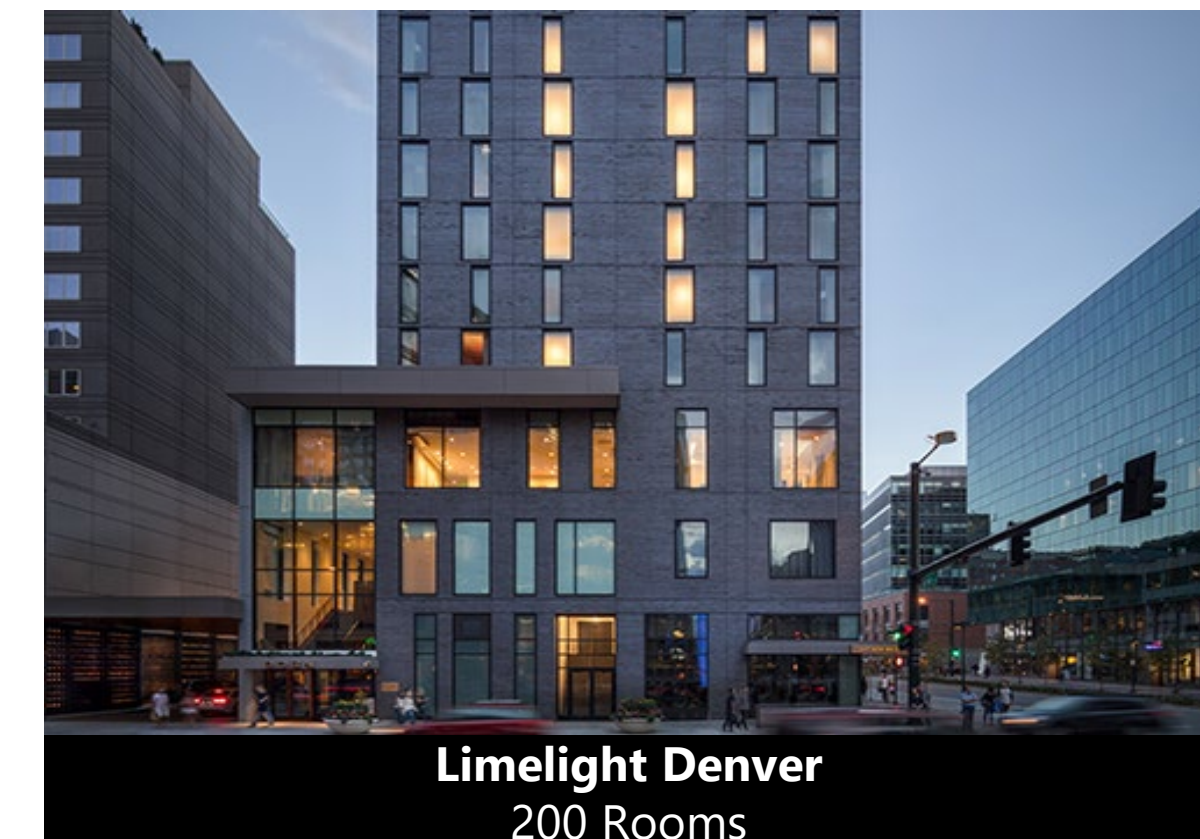
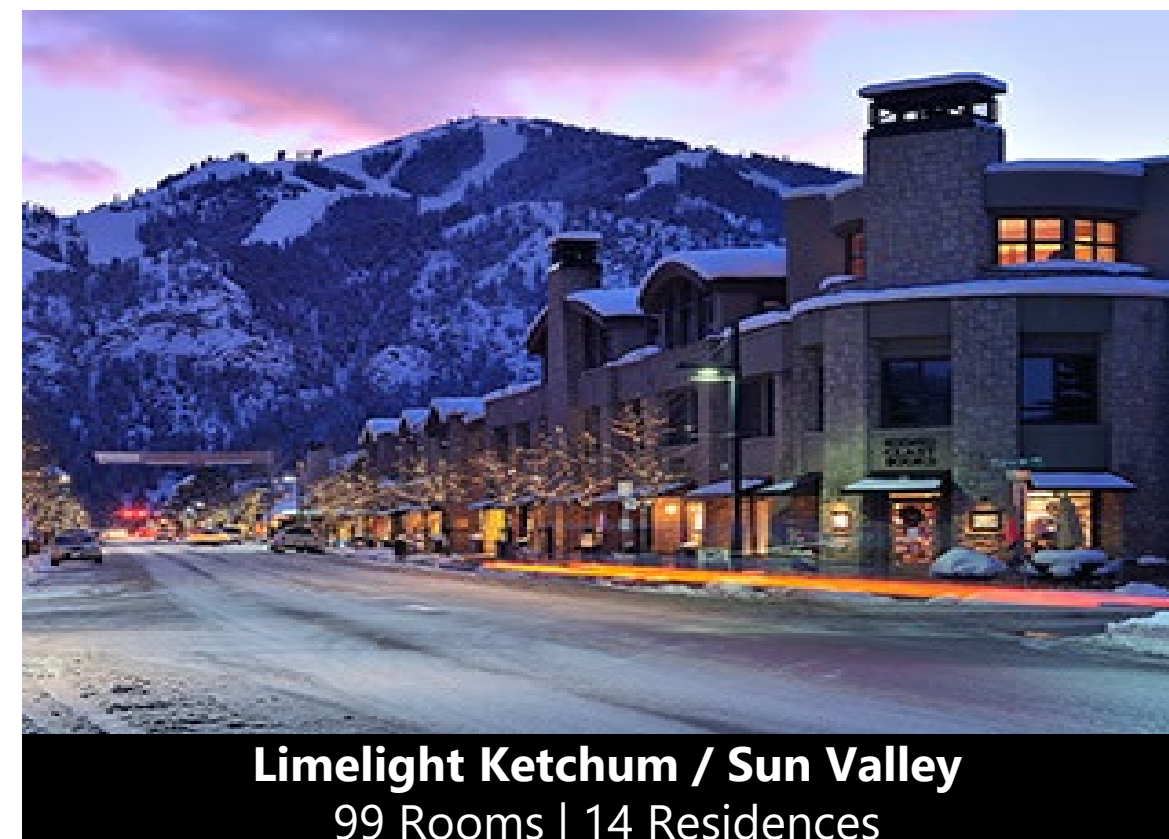
ASPEN HOSPITALITY (“AH”)

Through Aspen One’s hospitality division, Aspen Hospitality, the sponsor owns and operates The Little Nell, Limelight Aspen, Limelight Ketchum/Sun Valley, Limelight Snowmass, and Limelight Denver. Aspen Hospitality also manages the Residences at The Little Nell, the ASPENX Mountain Club, and the Snowmass Mountain Club.

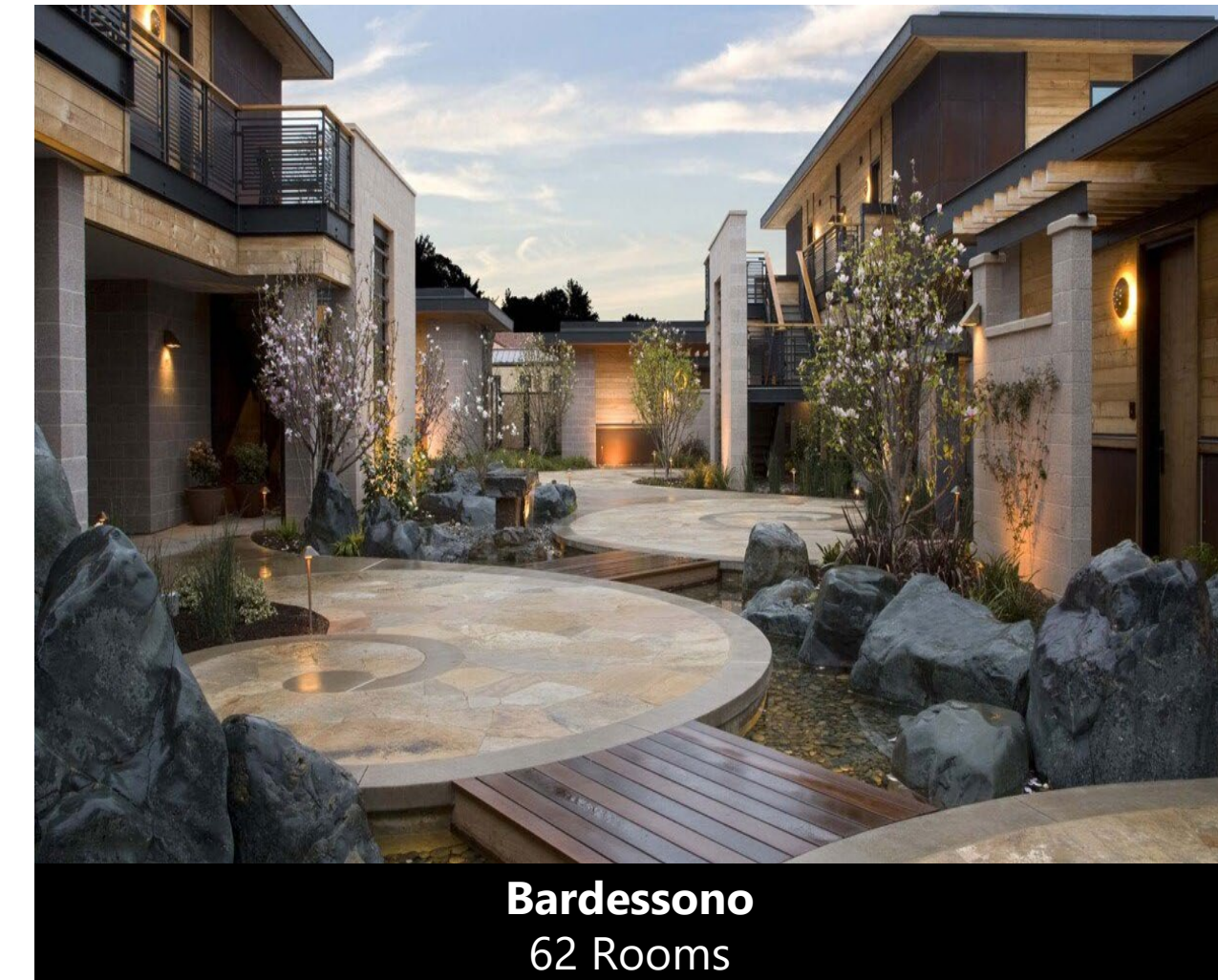
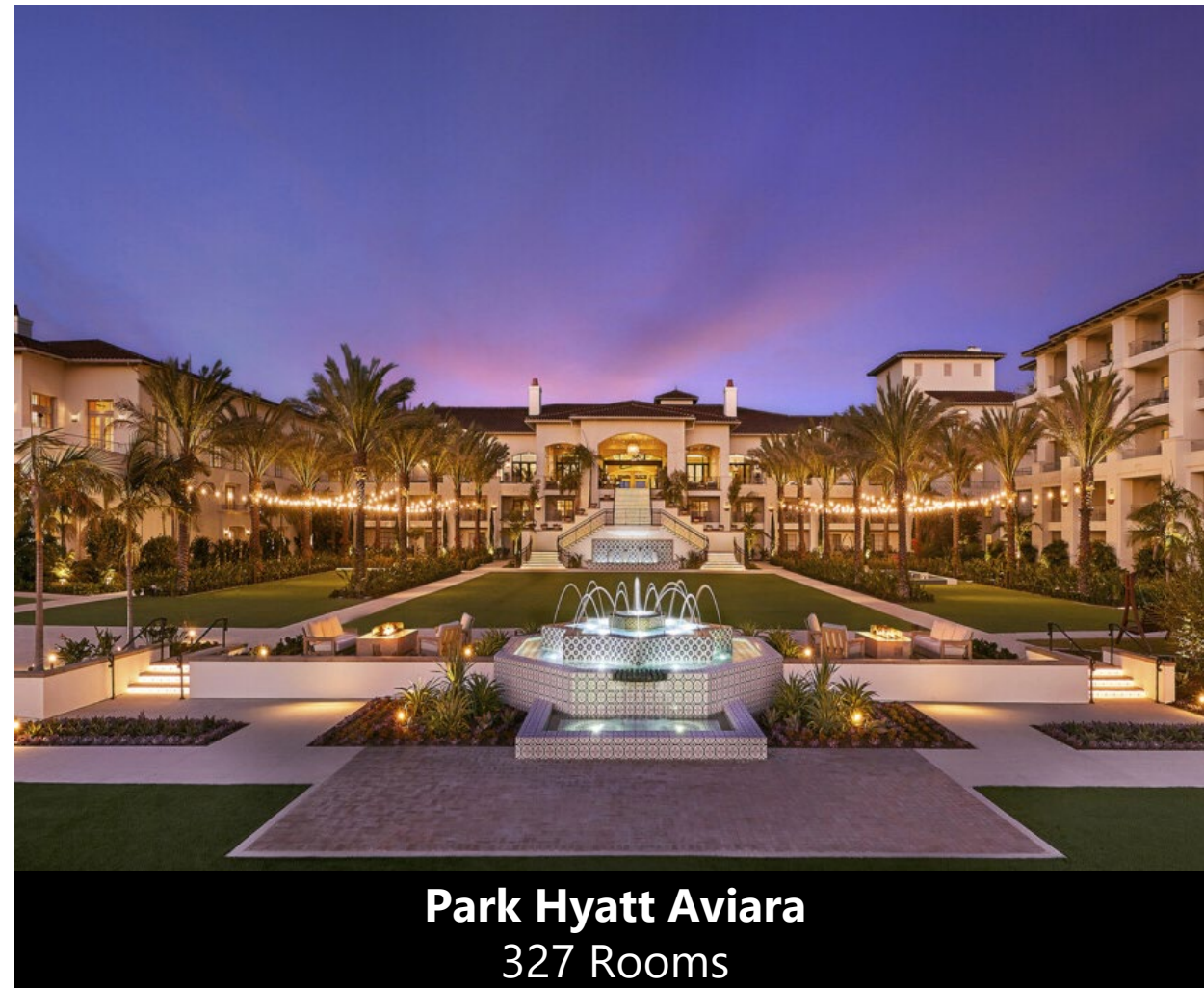
UNIVERSITY OF COLORADO

The University has co-invested with Aspen Hospitality into this project. CU is motivated to attract world-leading conferences, events, and programs into this space, increasing the visibility and activity for a potential tenant. CU is a global leader, from being the top geosciences program in the country, to being first in NASA funding amongst public universities, being on campus will be of great benefit to a tenant. CU also employs 37,000 individuals, features over 800 community outreach programs, is “Pac 12” conference, and hosts a variety of sporting events annually.

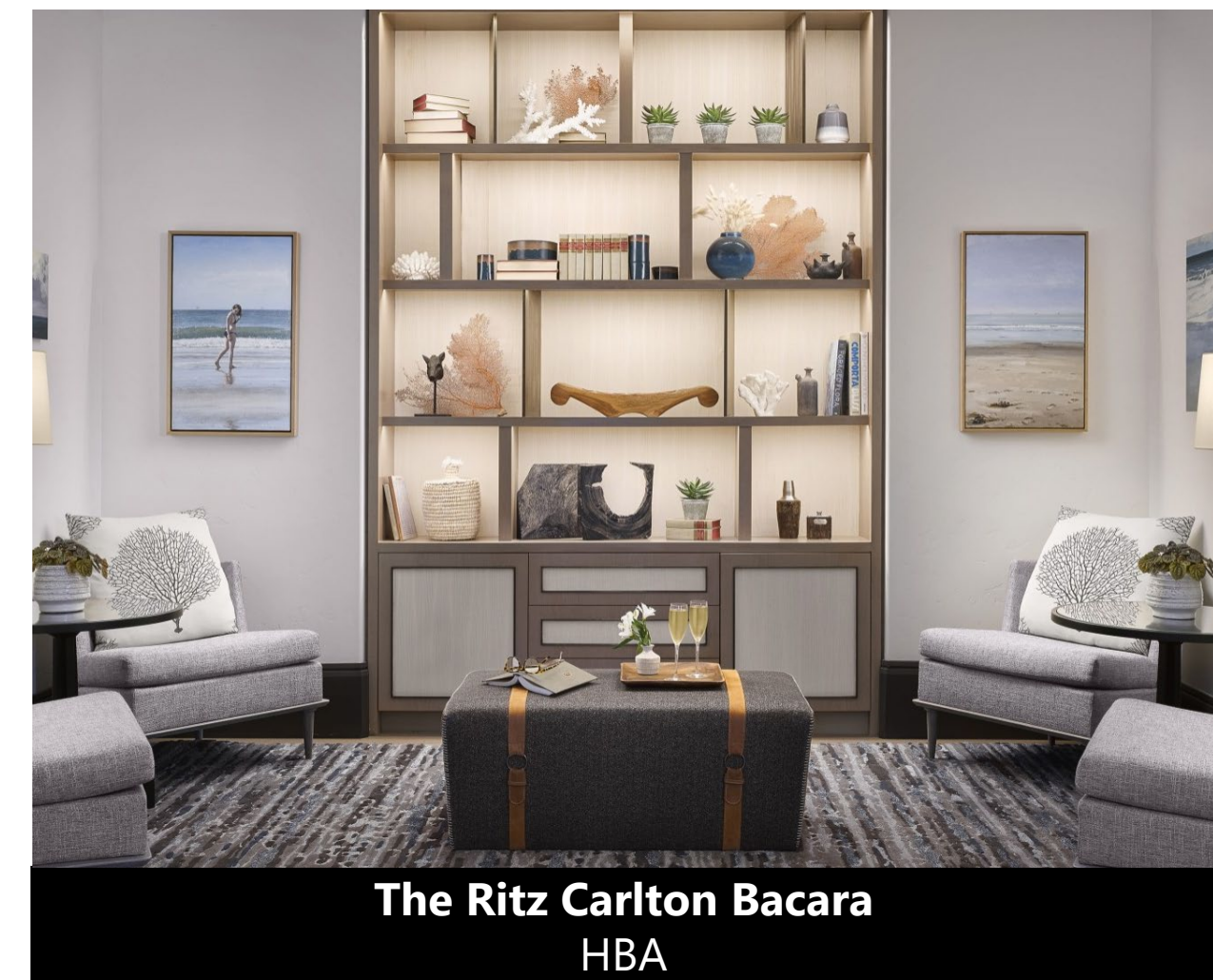
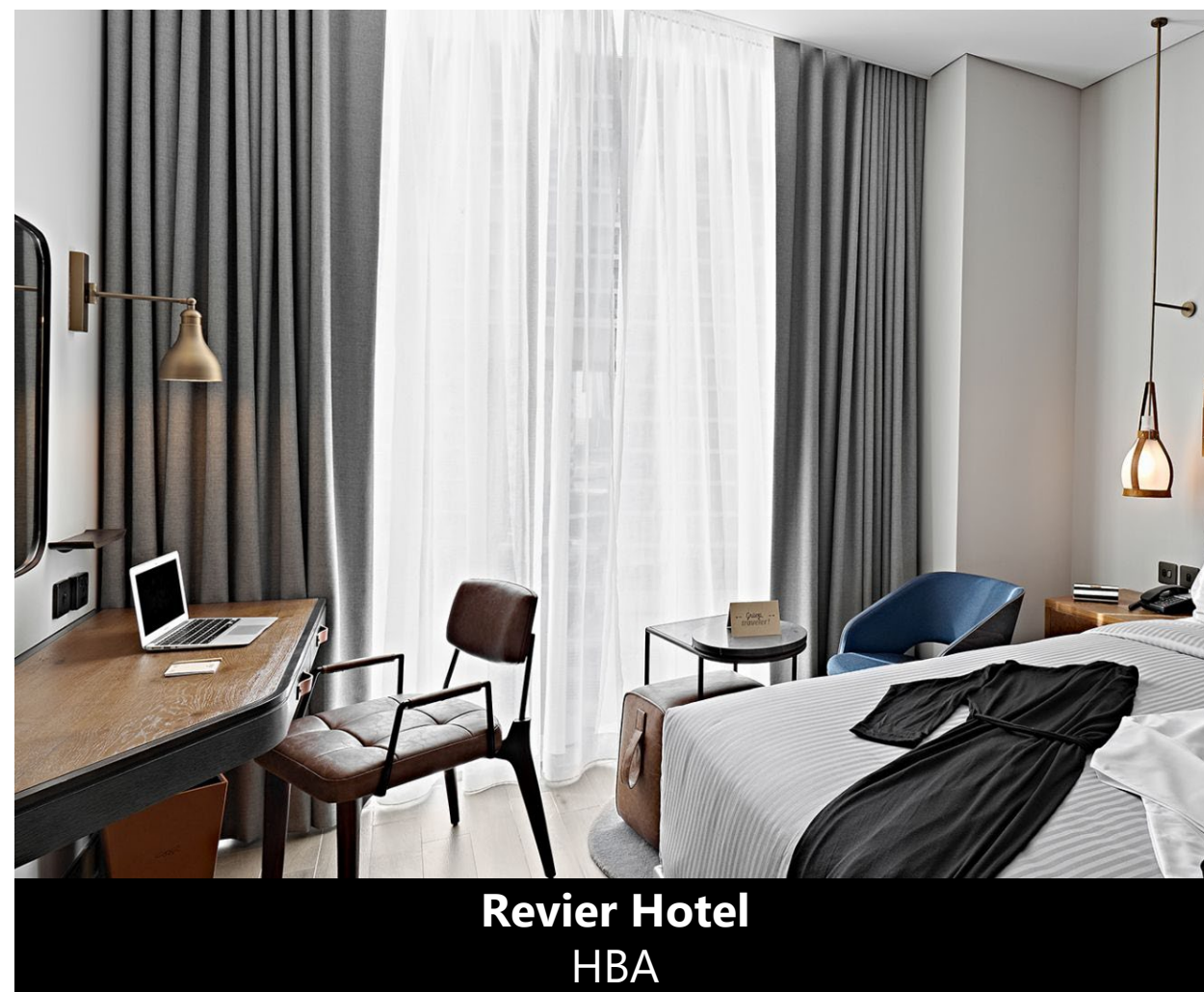
SELECT AH / ASC PROPERTIES



SELECT WATG EXPERIENCE



SELECT HBA AND BENTEL & BENTEL EXPERIENCE

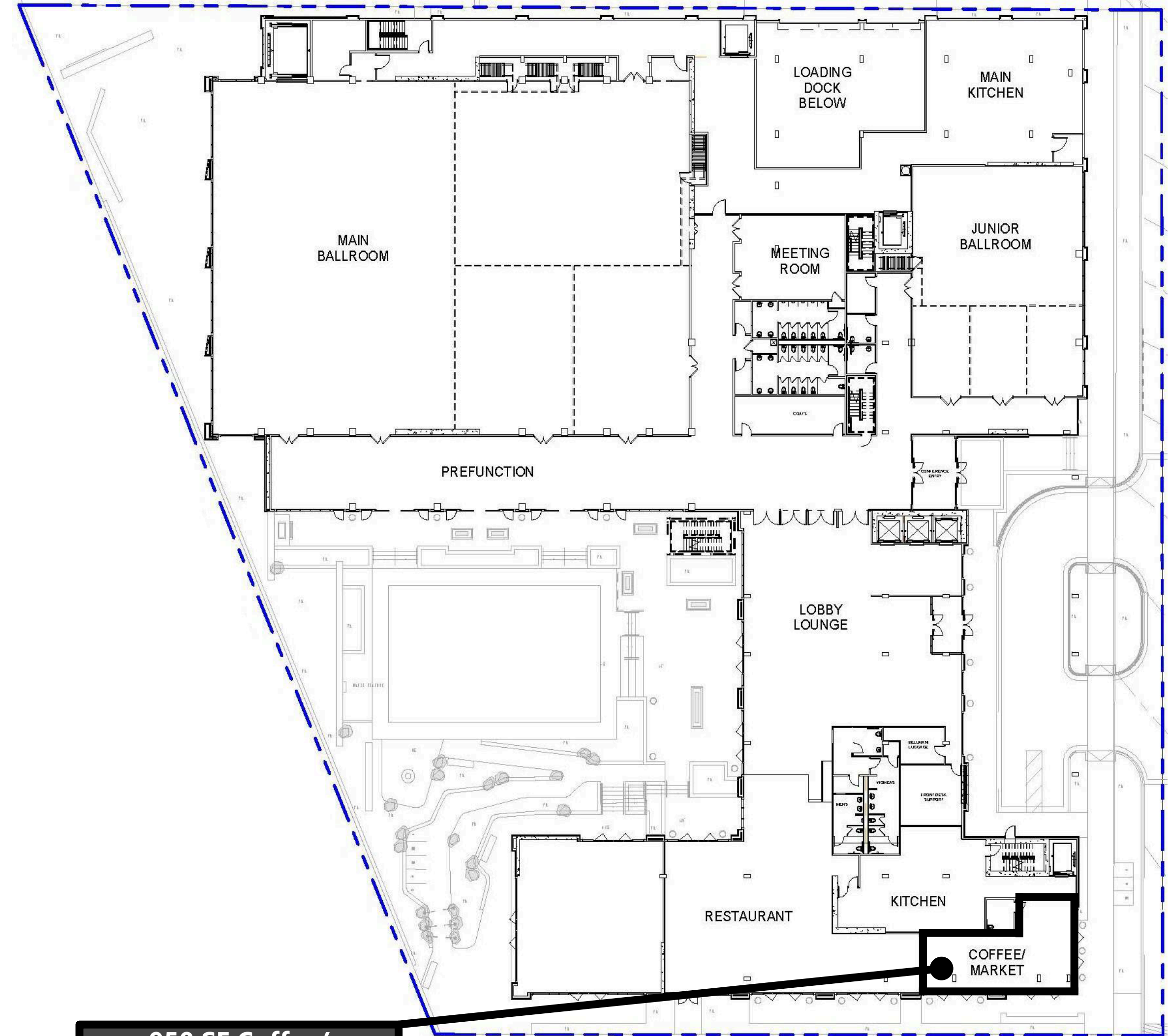


REQUEST FOR PROPOSAL

Should you have an interest in leasing the space identified in this document, please provide the following information, along with a general overview of your proposed business.

Proposals are due by December 1, 2024.

- **NNN Rent/Year:** _____
- **Lease Duration:** _____
- **Requested TI:** _____
- **Environmental Record:** _____
- **Other Notes for Consideration:** _____



950 SF Coffee/
Market Space





Contact Us



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The image is a high-angle architectural rendering of a modern resort complex. On the left, a multi-story building with a light-colored stone facade and dark window frames is visible. In the center, a large outdoor terrace is furnished with numerous white tables and chairs, where several people are depicted in various social activities. To the right of the terrace is a green lawn area with a few people sitting on the grass. In the background, a swimming pool with yellow umbrellas is situated near a road with cars. The entire scene is set against a backdrop of a lush green valley and a prominent, rocky mountain peak under a clear blue sky with light clouds. The Aspen Hospitality logo, a white stylized leaf shape, is positioned to the left of the brand name, which is written in a clean, white, sans-serif font.

ASPEN
HOSPITALITY