

PROPERTY FEATURES

8778 ARAPAHOE ST. BOULDER, CO 80303

A premier equestrian facility featuring state-of-the-art riding arenas, extensive barn facilities, and comprehensive amenities designed for professional horse training, boarding, and competitive events.



PRESENTED BY:

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BRAND-NEW INDOOR RIDING ARENA & OUTDOOR FACILITIES

BRAND-NEW INDOOR RIDING ARENA (COMPLETED 2025)

- Insulated **150' x 90'** structure for year-round use
- **Lighted** for evening riding and events
- **Dust-free footing** with a premium **rubber and sand mixture**

THREE OUTDOOR ARENAS

- **Outdoor Arena #1:** 150' x 150', **lighted** for evening riding with **dust-free rubber and sand footing**
- **Outdoor Arena #2:** 65' x 90' – ideal for training and lessons
- **Outdoor Dressage Arena:** Designed for flatwork and precision riding

EQUESTRIAN FACILITIES

TRAINING & MAINTENANCE

- **60' Pipe Corral Round Pen** for training and exercise
- **Shavings & Manure Bins** for efficient maintenance

BARN CAPACITY

Five Barn Buildings with flexible configurations for **up to 45 stalls**, including:

- **Barn #1 (L-shaped):** Stalls with turn-out runs (105.7' x 16.2' and 90.8' x 24.5')
- **Barn #2:** 78.8' x 28.5', stalls with turn-out runs
- **Barn #3:** L-shaped (20' x 30' and 130' x 36.2'), stalls with turn-outs
- **Barn #4:** 91.6' x 24', stalls with turn-out runs
- **Barn #5:** 30' x 81.8', stalls with turn-out runs

Options for **open with runs**, **box stalls**, or **heated enclosed barns**.

ADDITIONAL AMENITIES & RESIDENTIAL LIVING

ADDITIONAL AMENITIES

- **Five-room Office/Clubhouse** including a viewing room overlooking the indoor arena
- **Covered Hay Storage Barn** (102.6' x 35.9') – stores over 250 tons of hay
- **600 sq. ft. Shop** for equipment, tools, or extra storage

UTILITIES & INFRASTRUCTURE

- **Two septic systems** for capacity and efficiency
- **On public water system (LeftHand Water)**
- **Permitted private well** for additional water access

RESIDENTIAL LIVING

- **On-site home with three bedrooms and two baths**
- **Ideal for a barn manager/farm hands**, or can be expanded for an owner's residence

SPECIAL USE PERMIT

Allows for up to 45 animals on-site.

Permits a range of **commercial equestrian uses**, including:

- **Horse shows**
- **Horse training**
- **Boarding operations**
- **Riding camps & clinics**
- **Riding lessons**



COLDWELL BANKER
REALTY

COLDWELL BANKER GLOBAL LUXURY DENVER

201 COLUMBINE ST. SUITE 200

DENVER, CO 80206