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6375 LOOKOUT ROAD

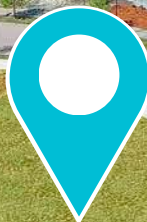
BOULDER, CO 80301

LAND FOR SALE

Proposed Development:
Regional Health Care Facility &
National Fast Casual Dining

OFFERING TERMS

- Sale Price \$1,260,000
- County: Boulder
- Lot Size: 41,996 SF
- Zoned: BC-2



LAND FOR SALE IN THE
COMMERCIAL HUB OF GUNBARREL

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6375 LOOKOUT ROAD

BOULDER, CO 80301

BOULDER
RESERVOIR

16,013
VPD

9,844
VPD



BOULDER
COUNTRY CLUB



TWIN LAKES
TRAILHEAD



Medtronic

Diagonal Highway
Spine Road

SIX MILE
RESERVOIR

GUNBARREL DEMOGRAPHICS

1MI - 5MI

OF HOUSEHOLDS

30,718

MEDIAN HOUSEHOLD INCOME

\$98,000-\$111,970

MEDIAN HOME VALUE

\$879,693-\$964,849

MEDIAN AGE

39.8

BACHELOR'S/GRAD/ PROF DEGREE

74.2%



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