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# 6375 LOOKOUT ROAD

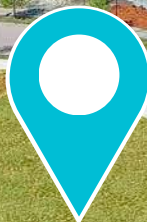
BOULDER, CO 80301

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

**ADAM MESINGER**

303 444 4994

[Adam@MarketRealEstate.com](mailto:Adam@MarketRealEstate.com)

**HEIDI SCHAMBER**

303 444 4344

[Heidi@MarketRealEstate.com](mailto:Heidi@MarketRealEstate.com)

# 6375 LOOKOUT ROAD

BOULDER, CO 80301

## ALLOWABLE USES

Retail stores, restaurants, professional offices, certain medical uses allowed\*, financial institutions, and personal service shops.

\*Call broker for details

**Seller previously had City approval to build a 13,750 SF building**

**41,996 SF**



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# 6375 LOOKOUT ROAD

BOULDER, CO 80301

BOULDER  
RESERVOIR

16,013  
VPD

9,844  
VPD



BOULDER  
COUNTRY CLUB



TWIN LAKES  
TRAILHEAD

SIX MILE  
RESERVOIR

Diagonal Highway  
Spine Road

NORTHROP  
GRUMMAN

Medtronic



## 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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