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TOWER
REALTY PARTNERS

FOR LEASE

**260 COOLEY MESA DR
GYPSUM, CO**



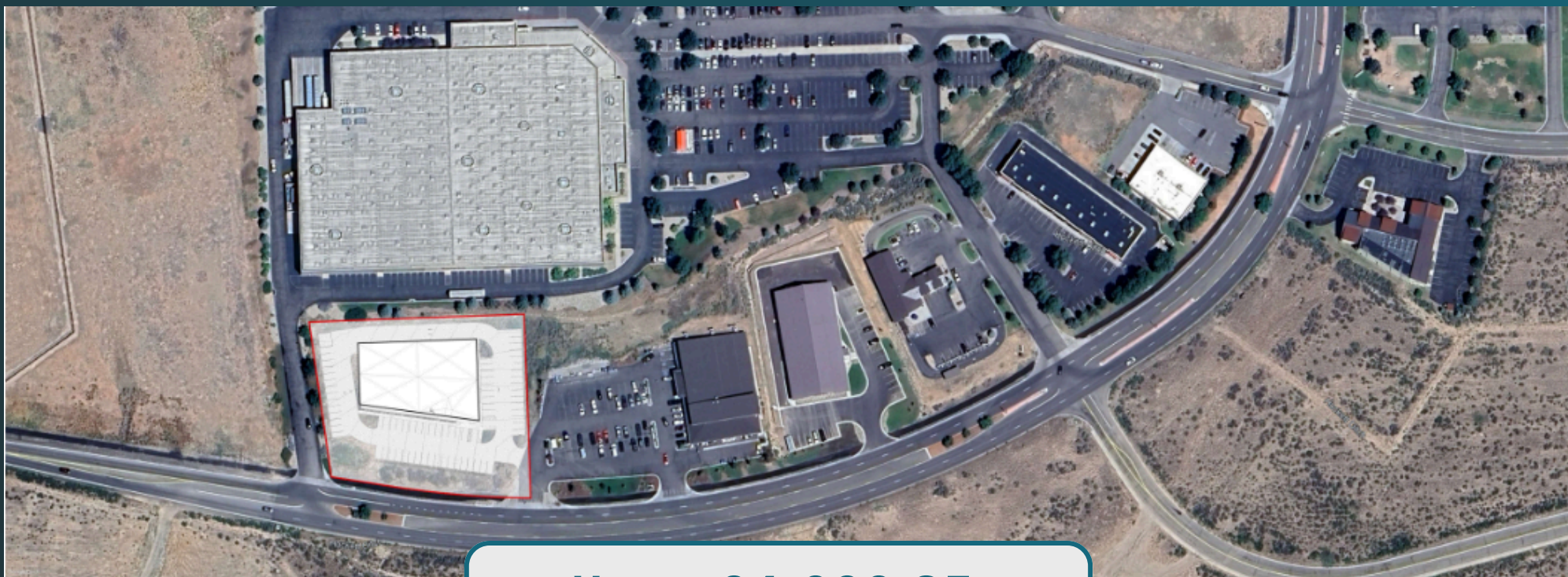
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PROPERTY OVERVIEW

Secure your future in one of the fastest-growing trade areas in the Vail Valley corridor. Cooley Corner features a modern, flexible two-story walkout design offering superior visibility and tenant configuration options. This is a rare opportunity to design and build a flagship location with immediate access to an expanding, affluent population. Strategically positioned in an established shopping destination, this new project is poised for success, surrounded by a dramatic influx of residential development. With the Siena Lake and Tower Center projects set to introduce up to 1,400 new single and multi-family residences, securing space now is securing an immediate customer base poised for continued growth. By investing in this premium location today, you are locking in a pre-construction lease rate and anchoring your brand in an area of booming economic potential. This development is designed to capture the demand of this expanding, vibrant community. Contact us now to secure your space.



Up to 24,000 SF
Rents start at \$30/SF/Yr

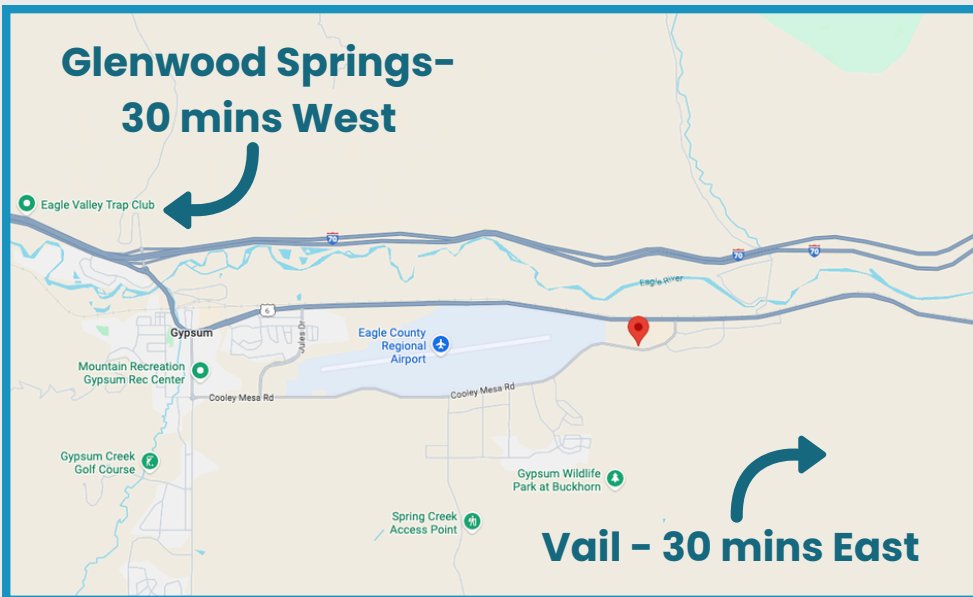
- **Commercial Use Zoning**
- **Suite starting at 1,000+ SF**
- **Modern two-story walkout design**
- **Excellent visibility**
- **Established retail hub**
- **Ample parking**
- **Pre-construction lease rates and tenant incentives available**
- **Easy access to I-70 and Eagle County Regional Airport**



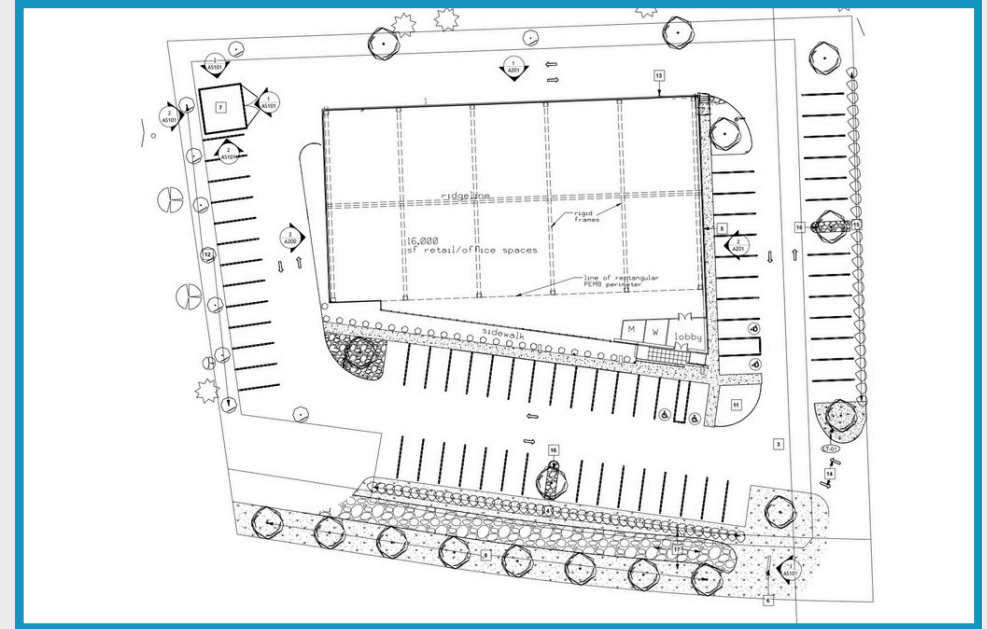
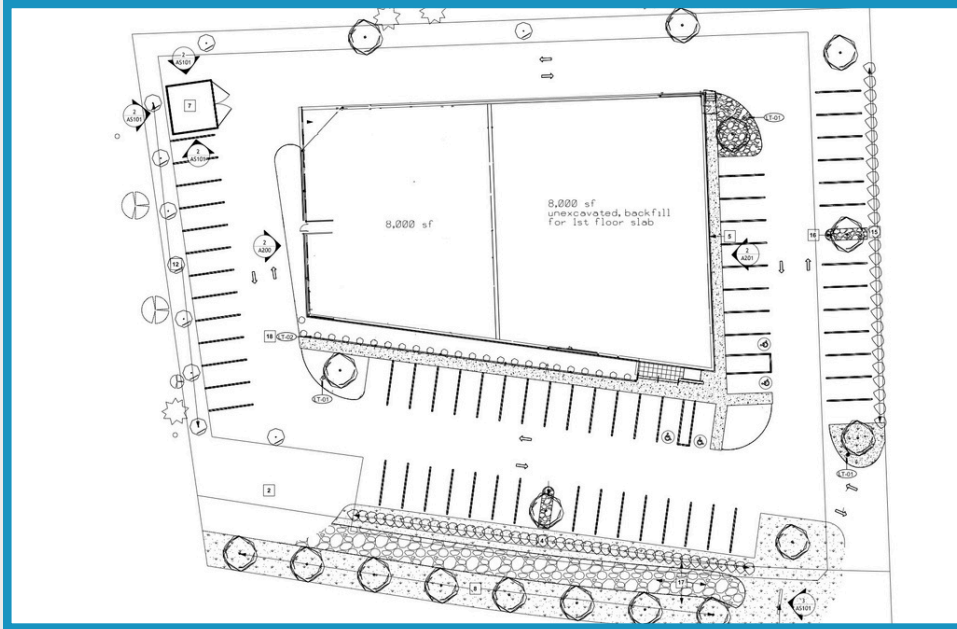
Existing View From Southeast Corner of Site

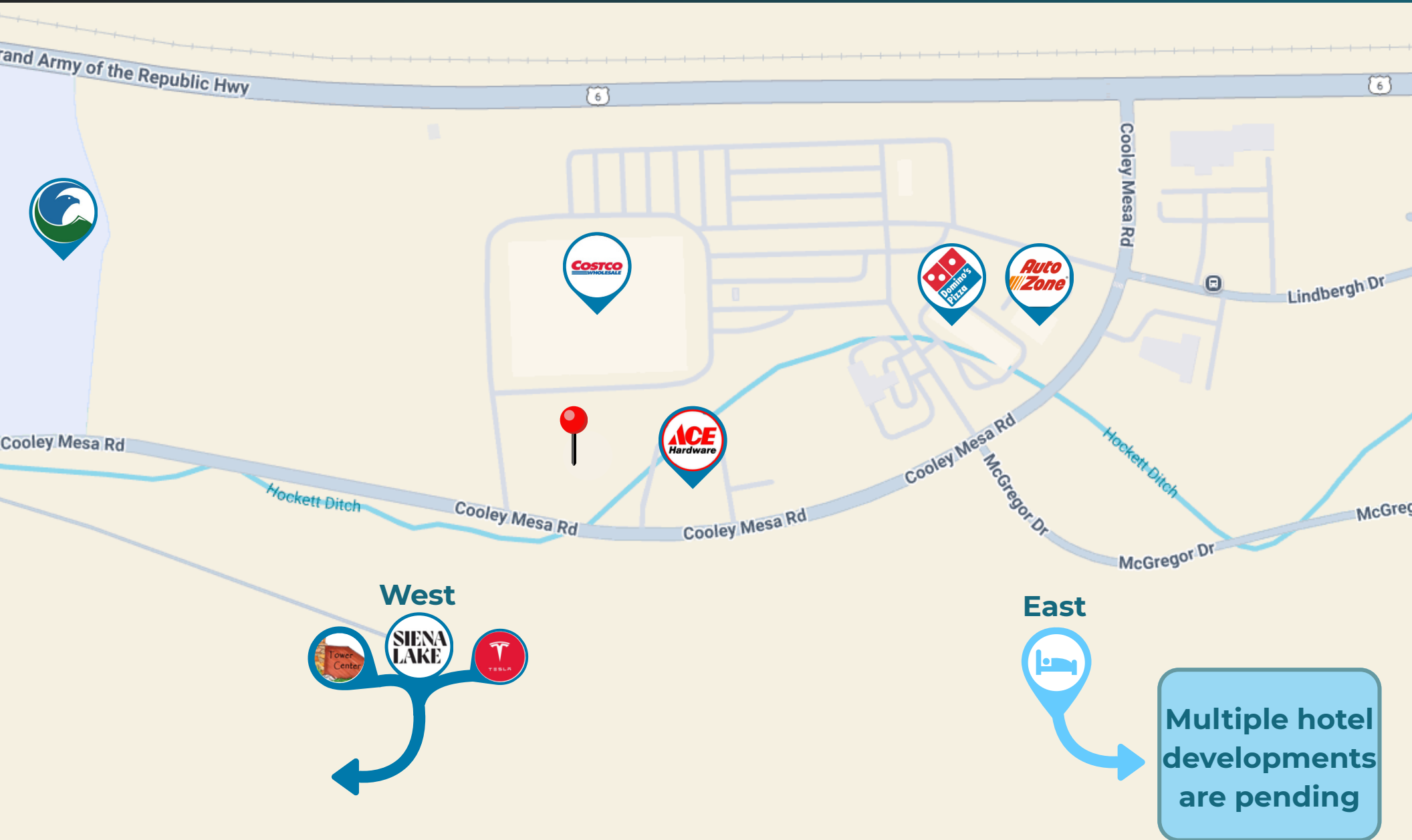


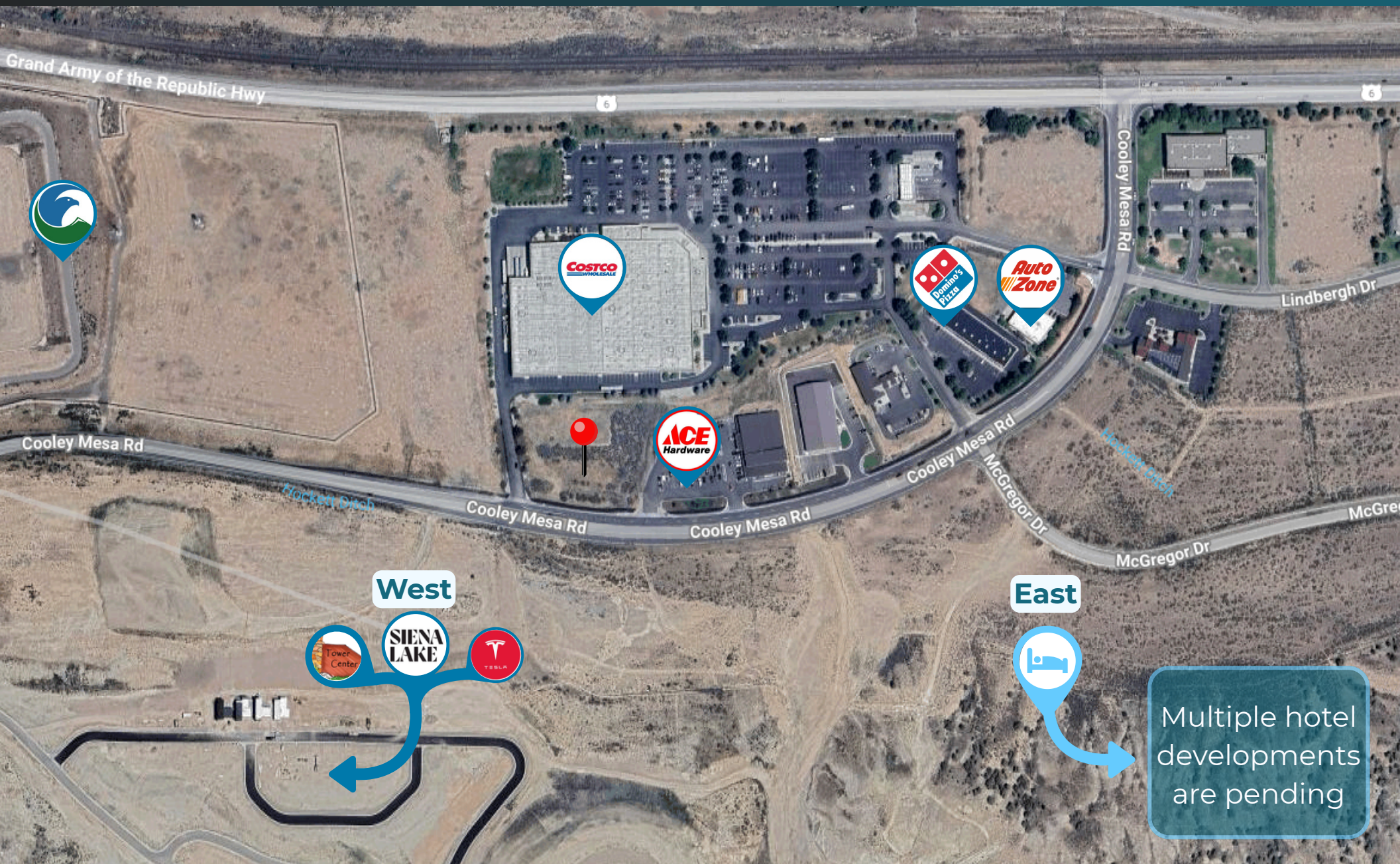
Existing View From Southwest Corner of Site

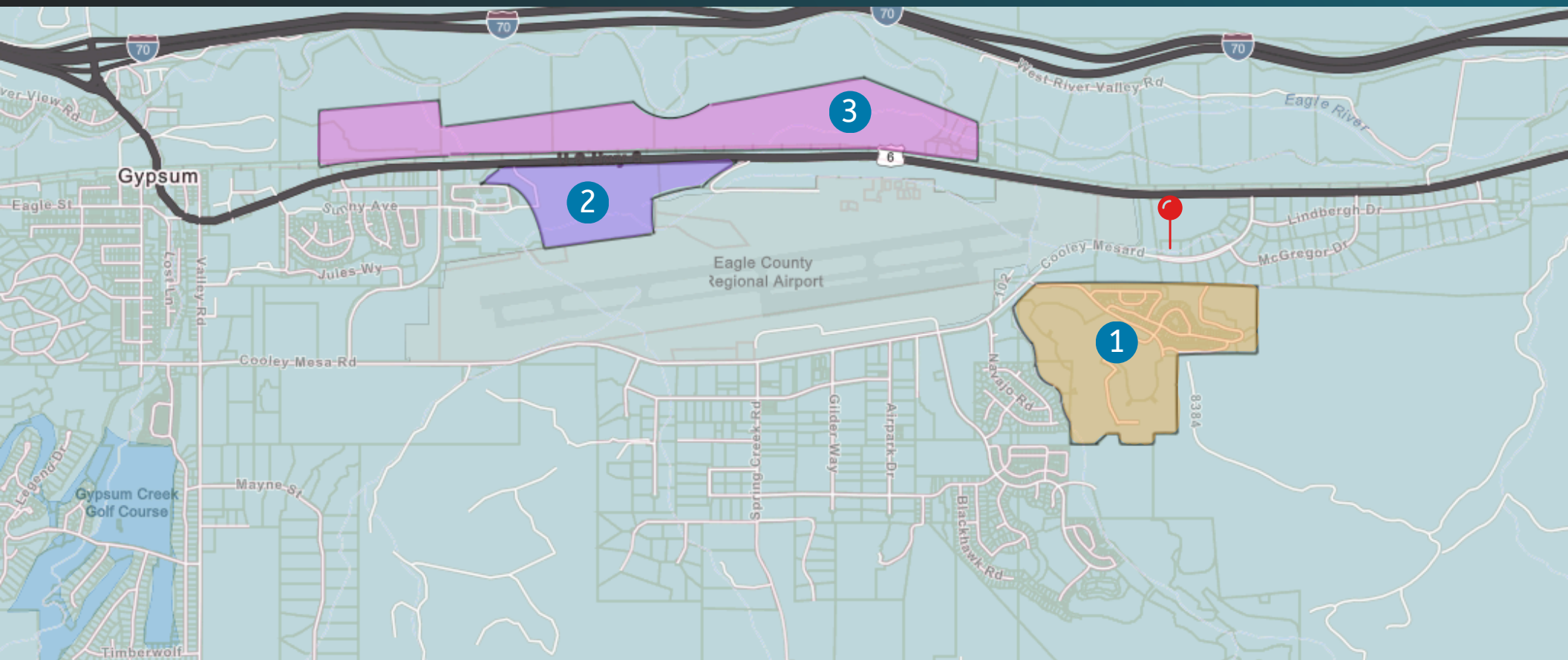


Preliminary plans for 24,000 SF retail/office building





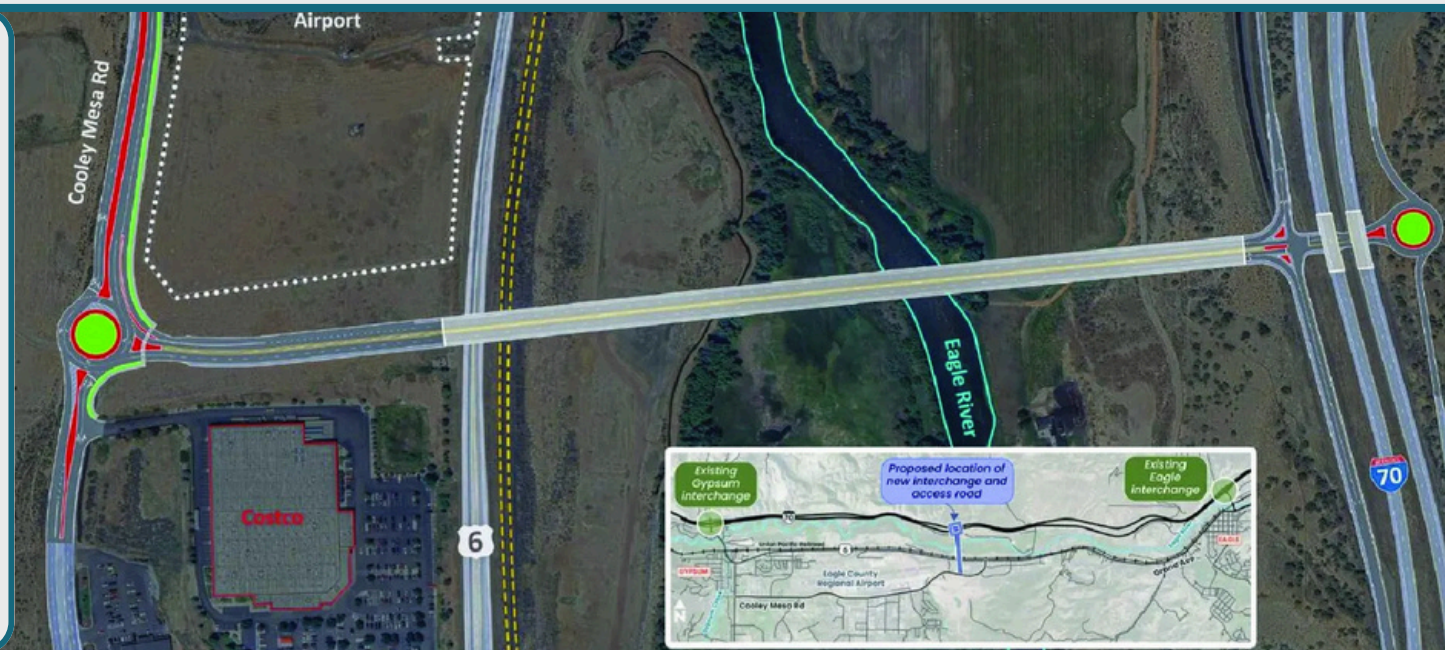




- 1** **Siena Lake** - Up to 600 new single family and multi-family residences, commercial amenities and an 18 hole golf course.
- 2** **Tower Center Project** - Up to 800 new single family and multi-family residences, and up to 100,000 square feet of commercial space.
- 3** **Eagle River Area** - Infrastructure improvements underway to support larger population and business needs



A new interstate exit and interchange are being planned to connect I-70 and Cooley Mesa Rd immediately west of Cooley Corner. Construction is expected to begin early 2029





GYPSUM Colorado

- **24% population growth since 2010**
- **High household size of 3.3+ per home**
- **Rapid expansion of year-round residents & workforce households**
- **Increasing share of remote professionals and young families**

- **Alternative to higher-cost Vail/Glenwood Springs markets**
- **Year-round workforce & commuter traffic**
- **Strong employment base in aviation, trades & tourism**
- **Ongoing residential development fueling long-term commercial demand**



Gypsum Overview

- 6,312 ft of elevation
- Winter lows of 15°, Summer highs of 85°

Main Attractions

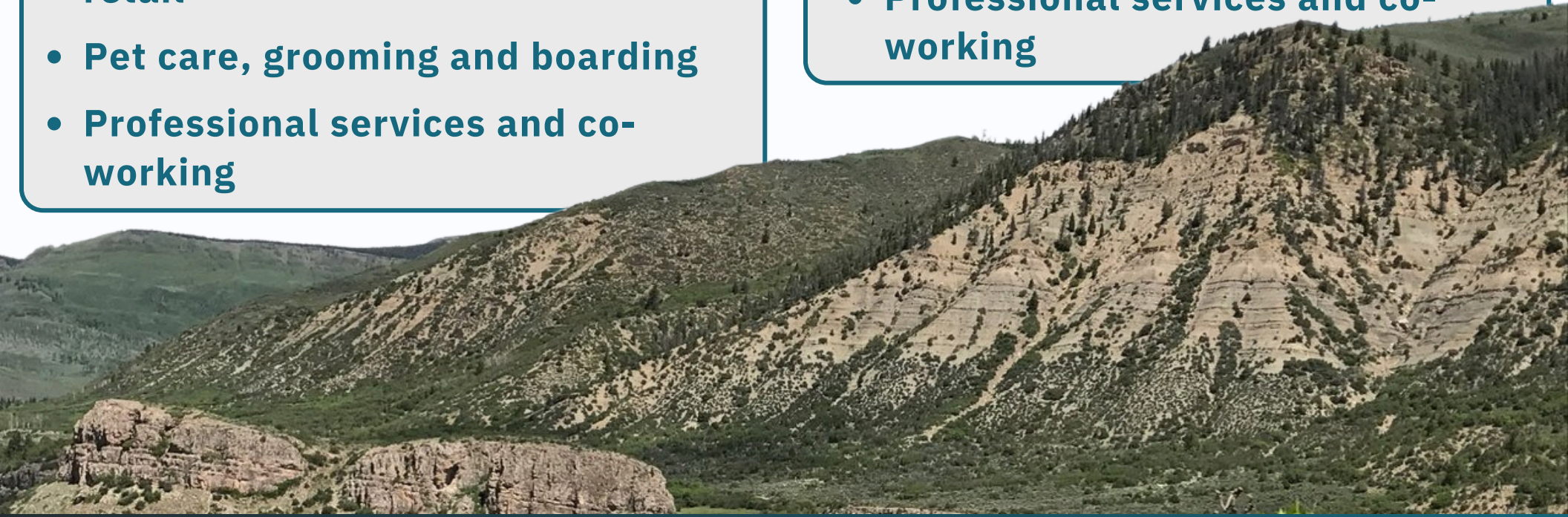
- Eagle County Regional Airport - set to go international in 2026
- Gypsum Shooting Sports Park - Regional destination for practice and competition for firearms and archery
- Golfing - Multiple courses in the area offering stunning views
- LEDE Reservoir - A popular camping and fishing spot.

Underserved Businesses

- Childcare and early education
- Medical, dental, urgent care and behavioral health
- Fitness, yoga, personal trainers, and indoor recreation
- Specialty grocery and everyday retail
- Pet care, grooming and boarding
- Professional services and co-working

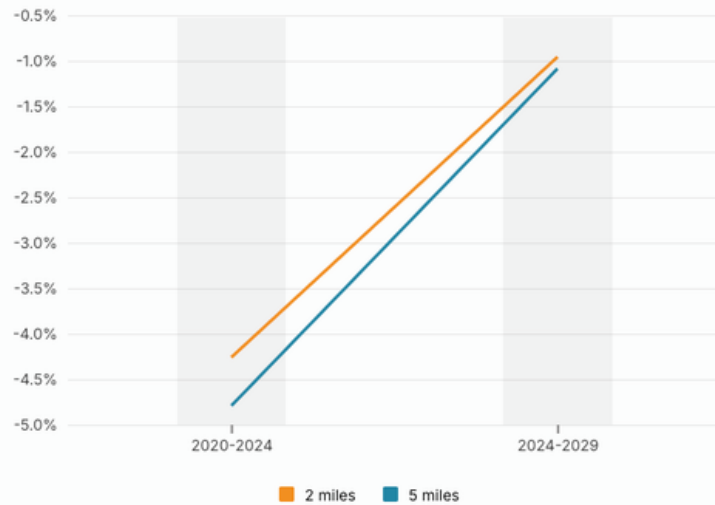
Ideal Tenants

- Medical, Dental, Urgent Care
- Childcare
- Fitness, wellness
- Pet care and grooming
- Specialty grocery, food and beverage
- Professional services and co-working

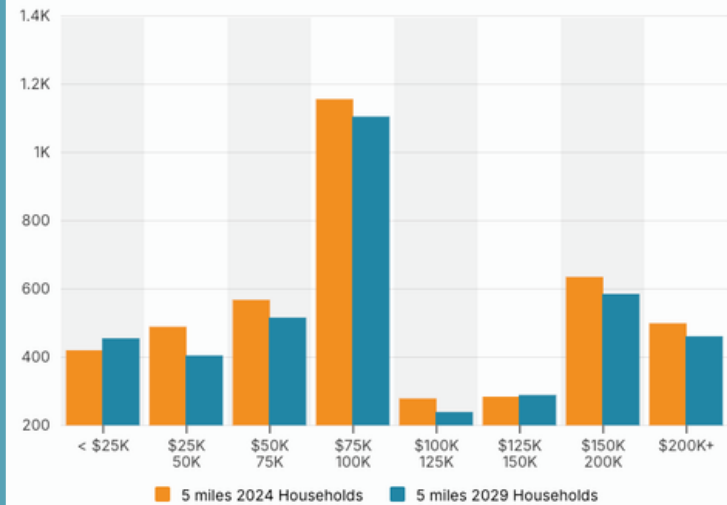


DEMOGRAPHICS

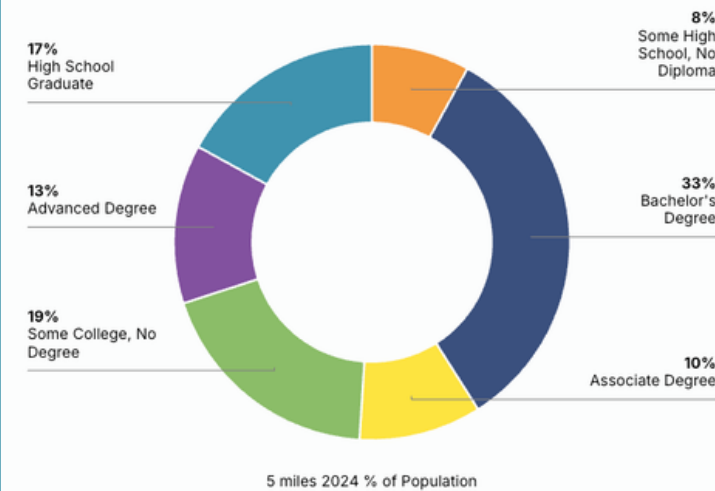
Annual Population Growth



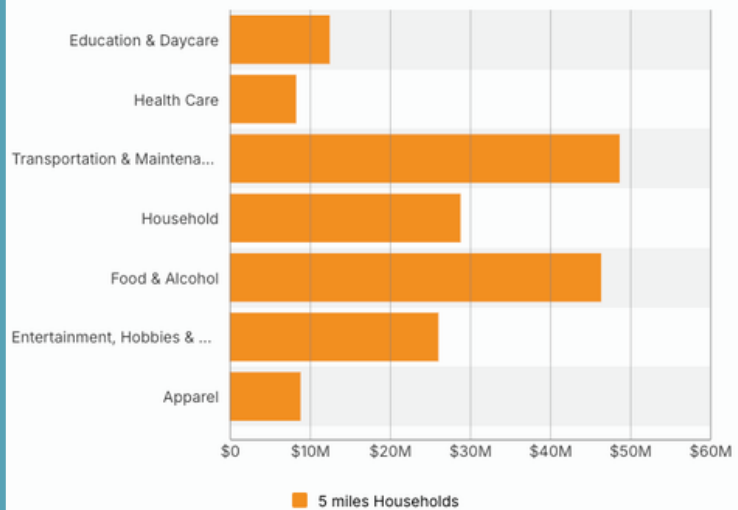
Household Income



Educational Attainment



Consumer Spending



Now Leasing

Contact Us

- Up to 24,000 SF available
- Units can be divisible to 1,000 SF
- Pre-construction lease rates available
- Tenant incentives available

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