



### PROPERTY HIGHLIGHTS

**1.82 acres of land ready for development in the heart of Gunbarrel.** Building footprints have already been approved for both sites and parking is already in place.

Please contact listing brokers for additional information.

- Ready for development
- Site plan already approved
- Parking already in place
- High visibility location

#### For Sale

<b>6325 Lookout Road:</b>	\$826,300
<b>6325 Site Size:</b>	37,563 SF
<b>6375 Lookout Road:</b>	\$1,007,904
<b>6375 Site Size:</b>	41,996 SF
<b>Date Available:</b>	Immediately
<b>Zoning:</b>	BC-2

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

#### Jason Kruse, CCIM

Principal/Broker Associate  
303.449.2131 ext 149  
jason@coloradogroup.com

#### Micah Loeb

Broker Associate  
303.449.2131 ext 127  
micah@coloradogroup.com

#### The Colorado Group, Inc

3434 47th St, Suite 220

Boulder, CO 80301

303.449.2131

[www.coloradogroup.com](http://www.coloradogroup.com)

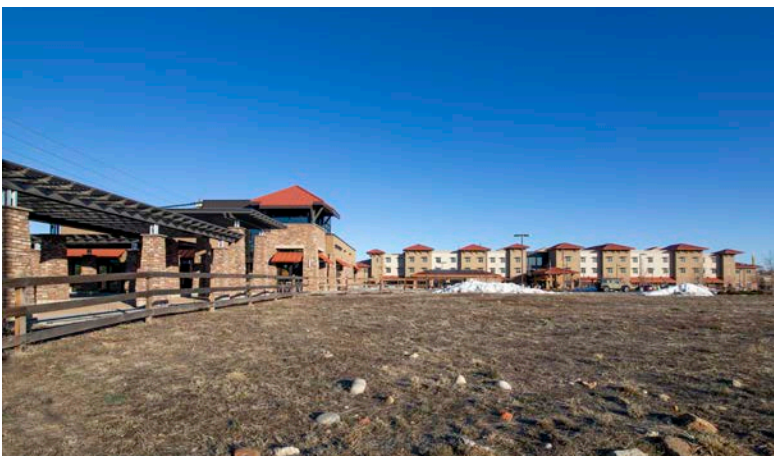
# LAND FOR SALE

## DEVELOPMENT OPPORTUNITY

Colorado  
Group

6325 & 6375 LOOKOUT ROAD, BOULDER, CO 80301

### PROPERTY **PHOTOS**



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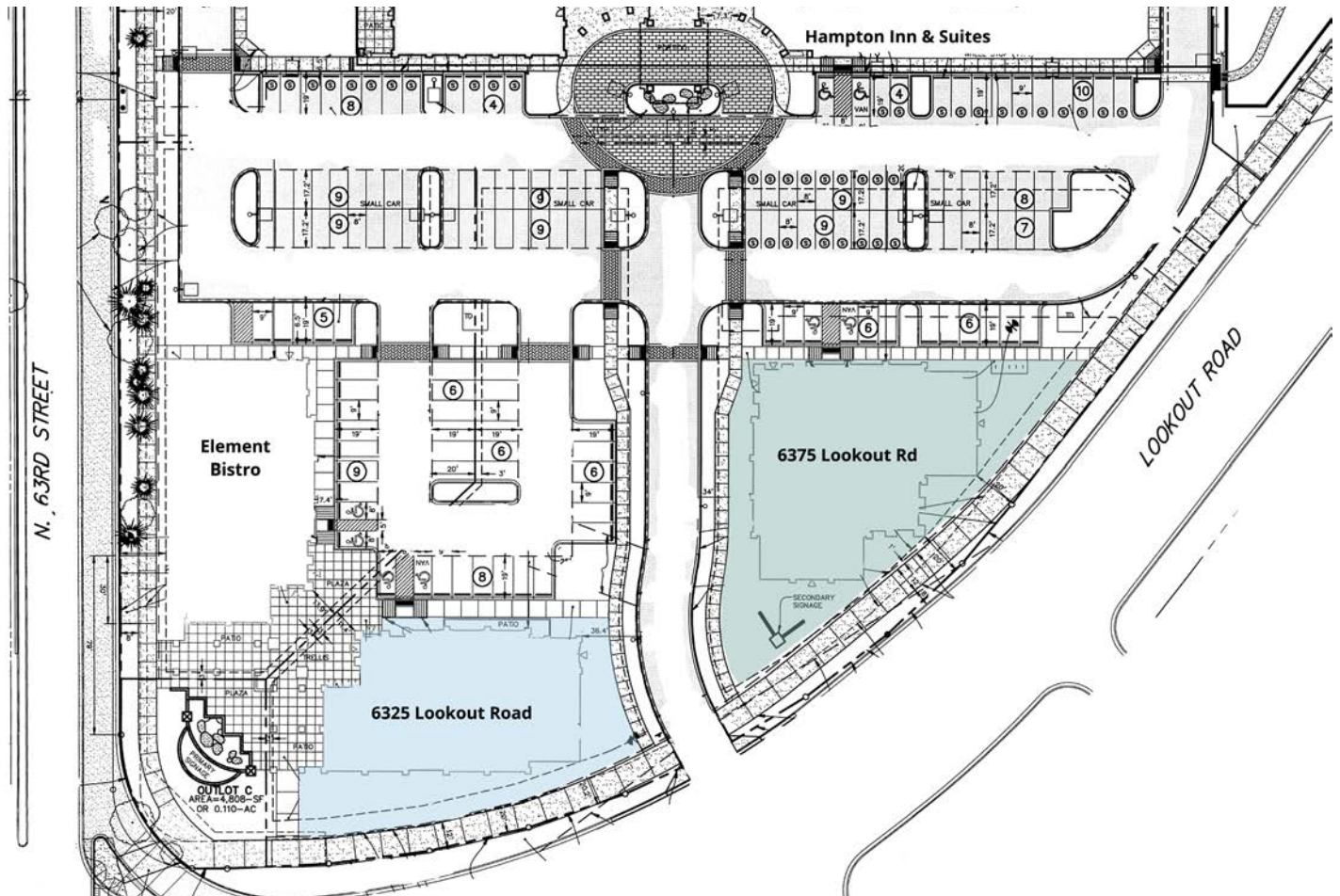
\* For a complete disclaimer, please see page one of this brochure.

# LANDFOR SALE DEVELOPMENT OPPORTUNITY

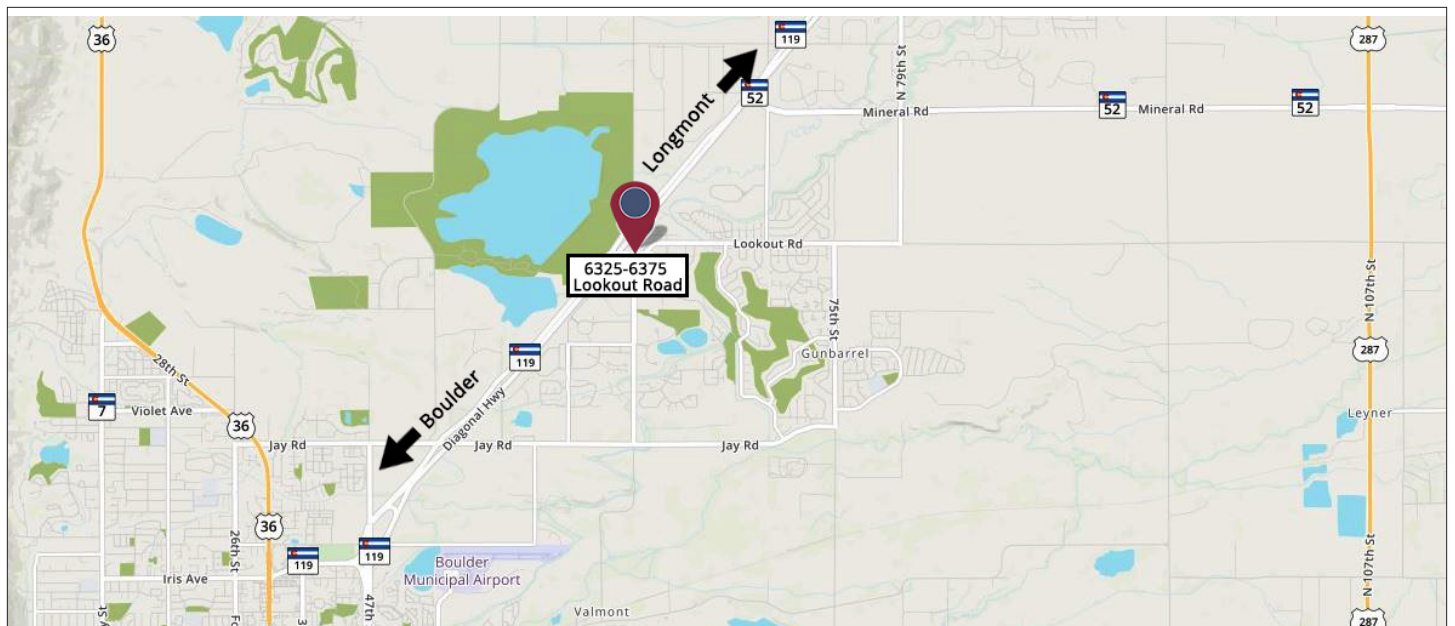
# Colorado Group

6325 & 6375 LOOKOUT ROAD, BOULDER, CO 80301

## PROPERTY **SITE PLAN**



## PROPERTY **LOCATION**



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