

Velodrome gears up in Boulder

by Jill Jamieson-Nichols

A one-of-kind cycling venue is opening this month in a Boulder industrial park that has become a magnet for sports-related companies.

Boulder Indoor Cycling will be located in 25,000 square feet it leased at Foothills Industrial Park. The only indoor recreational velodrome in the United States, the facility will offer year-round individual and team track racing, as well as indoor mountain biking.

“This is going to be the first indoor recreational velodrome in the country,” said Rodrigo Garcia of Rueda Inc., who has owned Boulder Indoor Soccer for the past five years. With 25,000 recreational cyclists in Boulder, the demand is there, he said.

“I think it’s a very exciting project for the community,” commented broker Marcela Solari of Solari Properties, who represented Rueda in the transaction.

A partnership of Garcia, Bruce McPherson, Peter Ambrose and Patrick Keane, the velodrome will offer competitive and recreational racing for teams of two, four or six cyclists, as well as cycling classes. The facility also will be available for competitions and special events.

The only other velodrome in Colorado is an outdoor facility at the U.S. Olympic Training Center in Colorado Springs.

Boulder Indoor Cycling is located in a 120,000-sf building at 3550 Frontier Ave., just off Foothills Parkway and Pearl Parkway. “Location is crucial for me,” said Garcia. “To be in the middle of Boulder was very, very important.”

The building previously was occupied by Advance Direct and is shaping up to be a sports and sports-gear location, said Kirsten Whitworth, director of leasing for owner DPC Development Co. “It’s a really exciting project right now. It’s really playing out to be popular with these kinds of companies in Boulder,” she said.

Scarpa Inc., a manufacturer of high-end footwear for climbing, hiking and skiing, will take occupancy of approximately 20,000 sf in the building this month. A three-building, 289,205-sf development, Foothills Industrial Park also is home to La Sportiva and Spyder Active Wear.

“It’s light-industrial, it’s right there off of Pearl. It’s just great access off of Foothills, great drive-by signage,” said Whitworth. Scarpa selected the location in part because of the mountain views, she said.

Rueda Inc. signed a five years lease for its space, which provides for possible future expansion.

Fuller Real Estate brokers Chris Ball and R.C. Myles represented DPC Development in the transaction.

The building at 3550 Frontier has another 80,000 sf of available space, half of which DPC Development is turning into plug-and-play speculative industrial suites with 10 percent office build-out.

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