

**2860 Arapahoe Ave.
Boulder, CO**

**5,589 Square Feet
+ 825 SF Outdoor Patio
+ 607 SF Rooftop Patio**

Restaurant Space Available!

- Great restaurant space in turnkey condition
- Formerly Ralphie's Bar & Sports Grille
- New ovens & walk-in coolers
- Multiple improvements and upgrades in the last year
- Abundant parking, 60 Spaces
- Rooftop and outdoor patios
- Great for sports bar or breakfast restaurant
- Near numerous amenities
- Building and monument signage available
- Grease Trap
- Highly trafficked with ~43,000 VPD
- High ceilings



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

RESTAURANT SPACE FOR LEASE

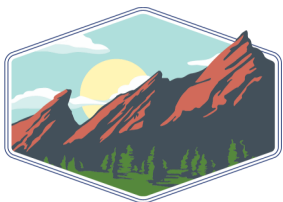
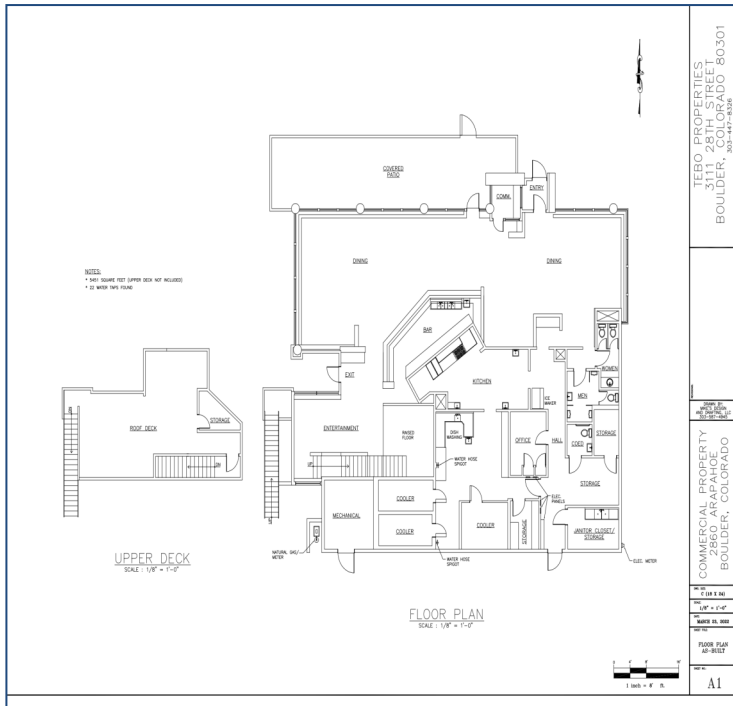


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Unit	Square Footage	Price
2860	5,589	\$32.50/SF + \$9.09/NNN = \$19,370.54/MO



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