

5290 Arapahoe
Unit C & Unit D
Boulder, CO

1,348—2,759 SF

RETAIL SPACE FOR LEASE!

Strategic Location:

Retail space located on busy Arapahoe Ave, one of Boulder's most traffic retail corridors

High Traffic Counts & Connectivity:

Approximately 31,000 Vehicles Per Day with easy access to Foothills Parkway

Nearby Amenities:

Across from Foothills Hospital, Industrial Campuses, thousands of apartment units, and thousands of single-family homes

Ample On-Site Parking:

Generous front customer parking with overflow back parking lot for employees

Fantastic Visibility & Access:

Monument and building signage available all facing Arapahoe Ave

Floor Plans:

- Unit C has open layout with two restrooms
- Unit D has more private rooms and lots of plumbing and café infrastructure
- Units can be combined



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Contact us for more information:

leasing@teboproperties.com

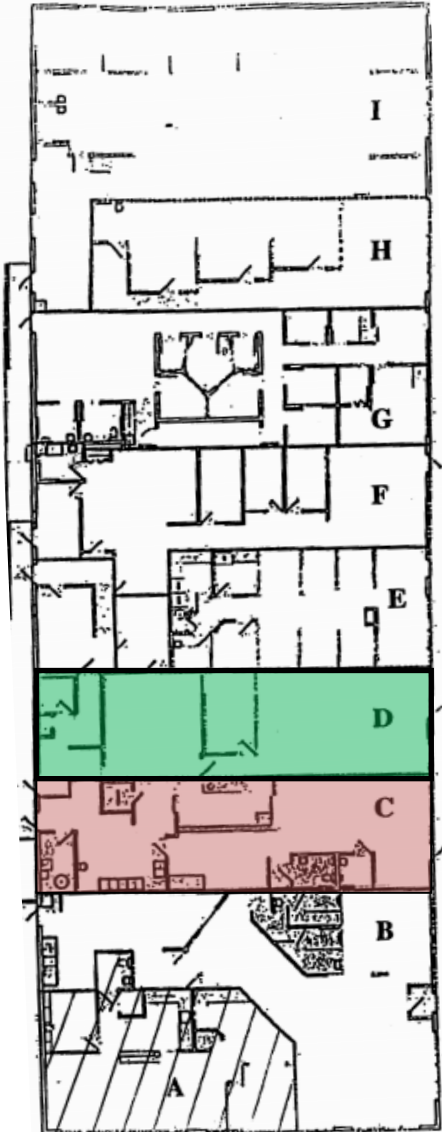
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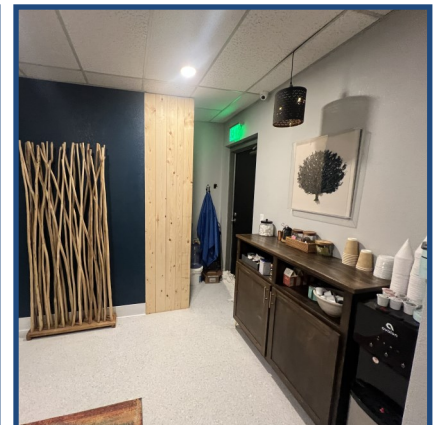
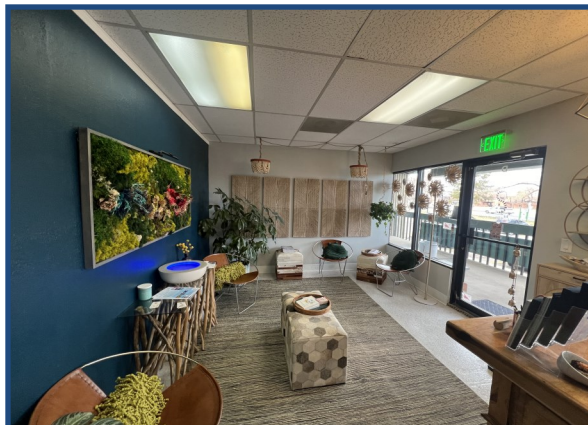
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5290 Arapahoe Ave, Units C & D

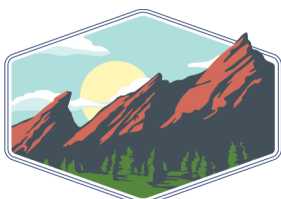


Floor Plans shown above do not accurately depict the interior finishes of the Units

- Unit C
- Unit D



Unit	Square Footage	Price (NNN as of 12/31/25)
C	1,411	\$22.50/SF + \$8.44 (NNN)
D	1,348	\$22.50/SF + \$8.44 (NNN)
C+D	2,759	\$19.50/SF + \$8.44 (NNN)



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