

**5290 Arapahoe**  
**Unit J**  
Boulder, CO

**2,999 Square Feet**

**RETAIL/FLEX SPACE FOR LEASE!**

**Pristine, High-End Buildout:**

Formerly occupied by a luxury dispensary; exceptionally well-maintained with premium finishes, exposed ceilings, and substantial existing security infrastructure

**Prime Endcap Location:**

Outstanding visibility with strong signage exposure and natural light

**Excellent Access & Connectivity:**

Strategically located along heavily traveled Arapahoe Ave with immediate access to Foothills Pkwy

**High Traffic Counts:**

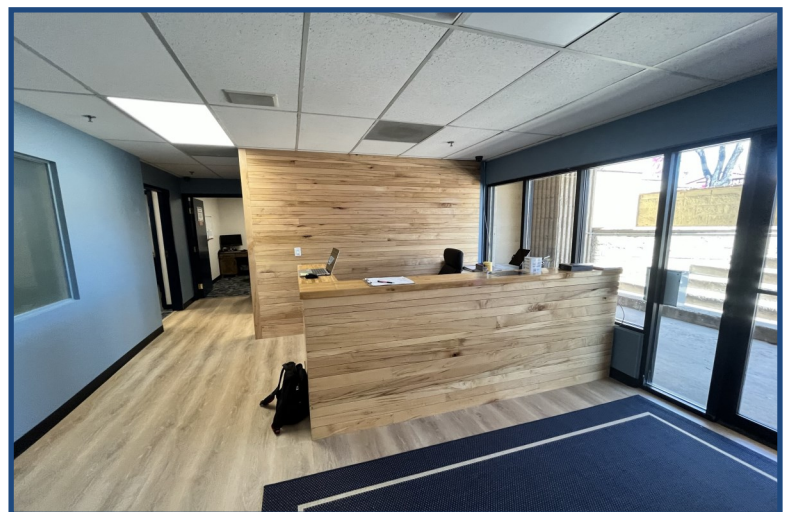
Approximately 31,000 vehicles per day along Arapahoe Ave

**Ample On-Site Parking:**

Convenient surface parking with easy ingress and egress for customers and employees

**Amenities:**

Surrounded by hundreds of high end apartment units, single family homes, restaurants, industrial campuses, and the Foothills Hospital



**TEBO**  
PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

303-447-8326

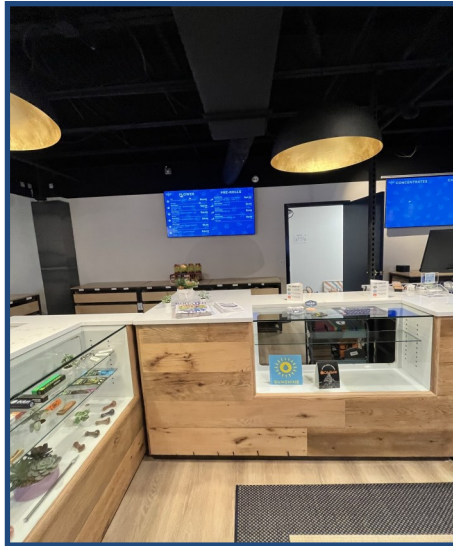
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# RETAIL SPACE FOR LEASE

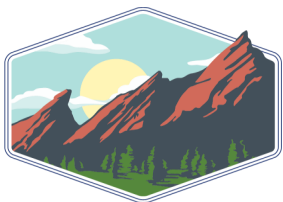


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## 5290 Arapahoe Ave Unit J



Unit	Square Footage	Price (NNN Estimate as of 12/31/25)
J	2,999	\$17.50/SF + \$8.44 (NNN) = \$6,482.83/MO



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