

**5290 Arapahoe Ave.
Unit I
Boulder, CO**

2,671 Square Feet

Retail Space Available!

- Located within Greenwood Plaza
- Previously a café and small music venue
- Turnkey café-style kitchen
- Front patio with tables and chairs
- Secure building with alarm system
- Easy access and excellent visibility from Arapahoe Avenue
- High traffic count of up to 28,400 VPD
- Open floorplan
- Two restrooms in-suite
- Monument signage available on Arapahoe Avenue
- Great store frontage
- Rear loading area
- Stage
- FF&E
- Abundant well-lit parking in front and rear



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Contact us for more information:

leasing@teboproperties.com

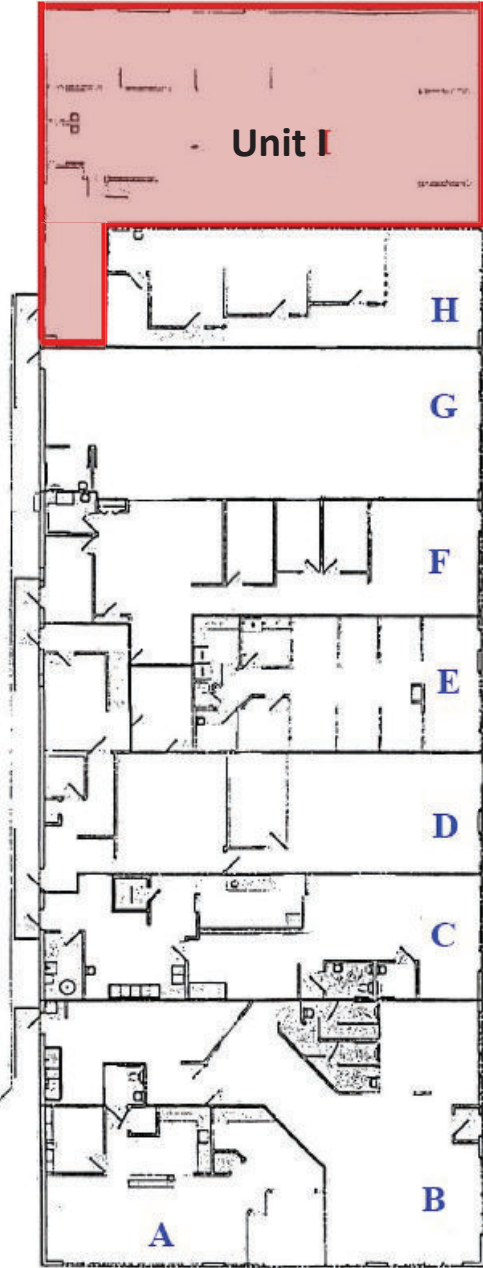
303-447-8326

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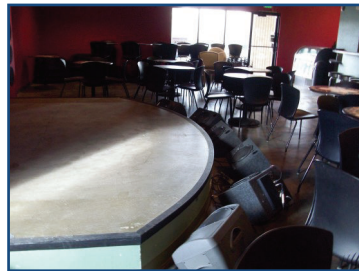



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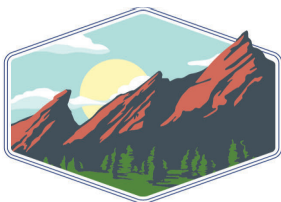
5290 Arapahoe Ave., Unit I



Unit	Square Footage	Price
I	2,671	\$22.50/SF + \$6.44 (NNN) = \$6,441.56/MO



 - Available for lease



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