

Retail/Flex
Space
For Lease

5440 Arapahoe Ave, Unit C

Boulder, CO 80303



Property Details:

Rental Incentive:

- **\$1Base Rent + NNN for the first 3 months of a lease.**
- Lease Rate: \$15/SF NNN
- NNN Estimated \$9.35/SF
- Suite Size: 4,525 SqFt
- Uses: Retail, Office, More!
- Parking: 9 Dedicated Spaces

Terrific flex/retail space on large lot with high traffic visibility!



For More
Information
Please
Contact



Jim Thomas

Broker Associate
Cell: 720.317.9621
jim@thomasratay.com
For Showings: 303.543.0625



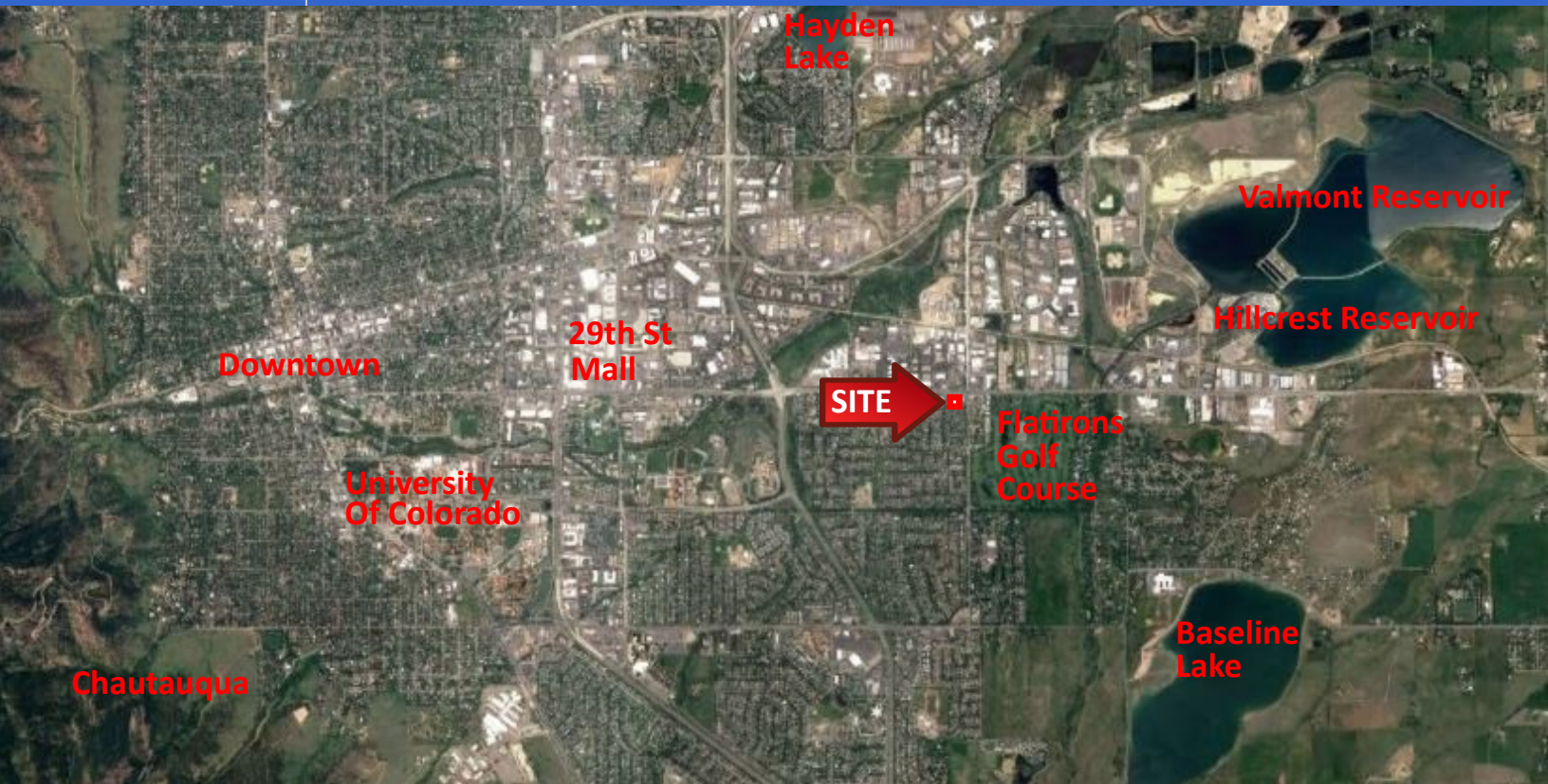
RE/MAX Alliance | 4770 Baseline Rd Suite 220 | Boulder, CO 80303 | 303.543.0625 | 303.499.1755 (fax)

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TRAFFIC COUNTS:

- Arapahoe Ave near 55th St
- Avg. 28,323 Daily Volume

Demographics	1-mile	3-mile	5-mile
2022 Est. Population	5,259	82,689	132,248
2027 Proj. Population	5,336	84,617	134,274
2022 Est. Households	2,187	34,657	55,152
2027 Proj. Households	2,212	35,949	55,989
2022 Est. Average HH Income	\$150,918	\$98,460	\$103,296
2027 Est. Median HH Income	\$119,924	\$66,277	\$79,137
2022 Est. Median Home Value	\$815,451	\$756,109	\$806,171

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