

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:

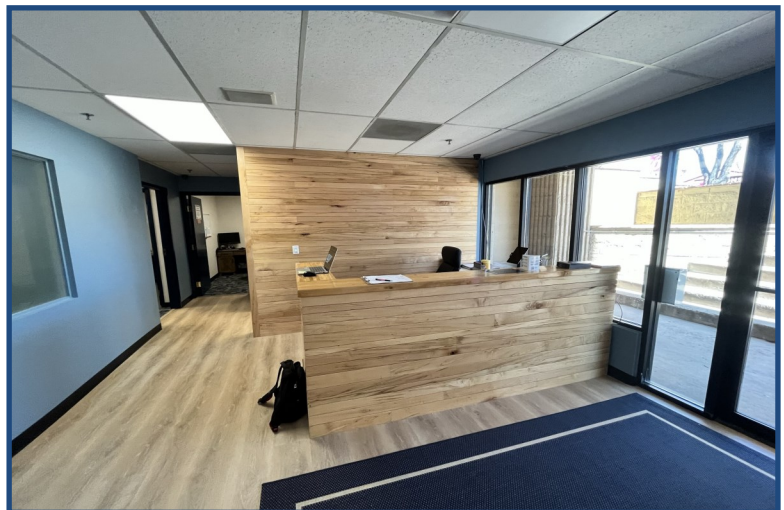
Approximately 31,000 vehicles per day along Arapahoe Ave

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

303-447-8326

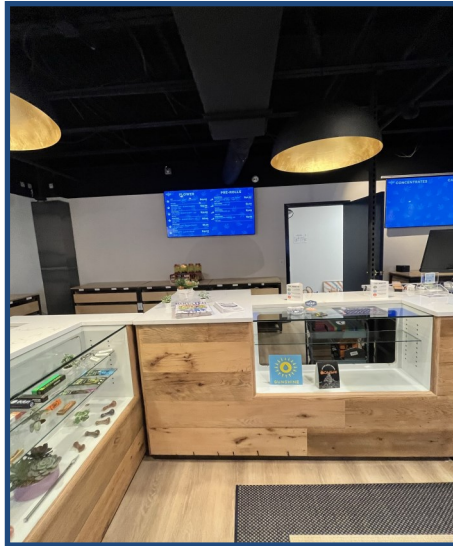
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RETAIL SPACE FOR LEASE

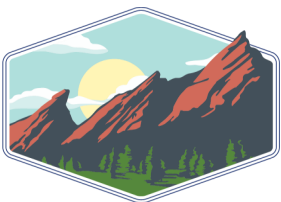


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5290 Arapahoe Ave Unit J



Unit	Square Footage	Price (NNN Estimate as of 12/31/26)
J	2,999	\$17.50/SF + \$7.88 (NNN) = \$6,342.89/MO



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