

Retail/ Flex  
Unit For  
Lease

# 5472 Arapahoe Ave, Unit C Boulder, CO



## Property Details:

- Suite Size: 970 SF
- Zoning: Business-Community-1
- Uses: Retail / Flex
- Parking: Onsite 4 Spaces
- Lease Rate: \$14/SF + NNN
- Easy Access to Foothills Pkwy
- Private Restroom
- NNN: Est \$13.87/SF
- Newer floors, paint, & counters



For More  
Information  
Please  
Contact



## Jim Thomas

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

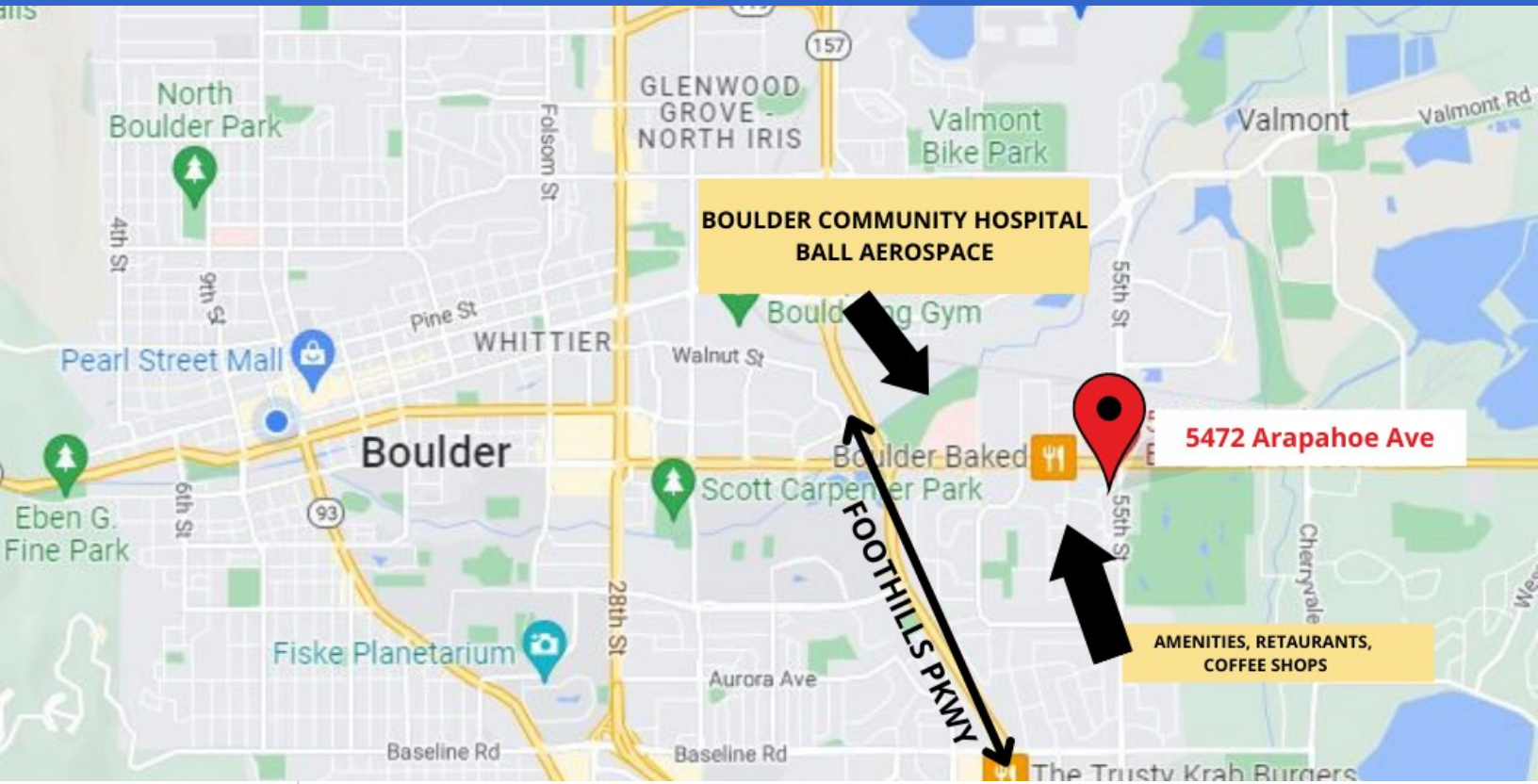


RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 80302 | 303.543.0625 | 303.499.1755 (fax)

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## TRAFFIC COUNTS: Arapahoe Ave & 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	\$115,013
2022 Est. Median HH Income	\$119,924	\$66,277	\$79,137
2022 Est. Median Housing Value	\$815,451	\$756,109	\$806,171

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