

Retail/Flex
Space
For Lease

5440 Arapahoe Ave, Unit C

Boulder, CO 80303



Property Details:

Rental Incentive:

- **\$0 Base Rent + NNN through June 30th, 2026!**
- 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



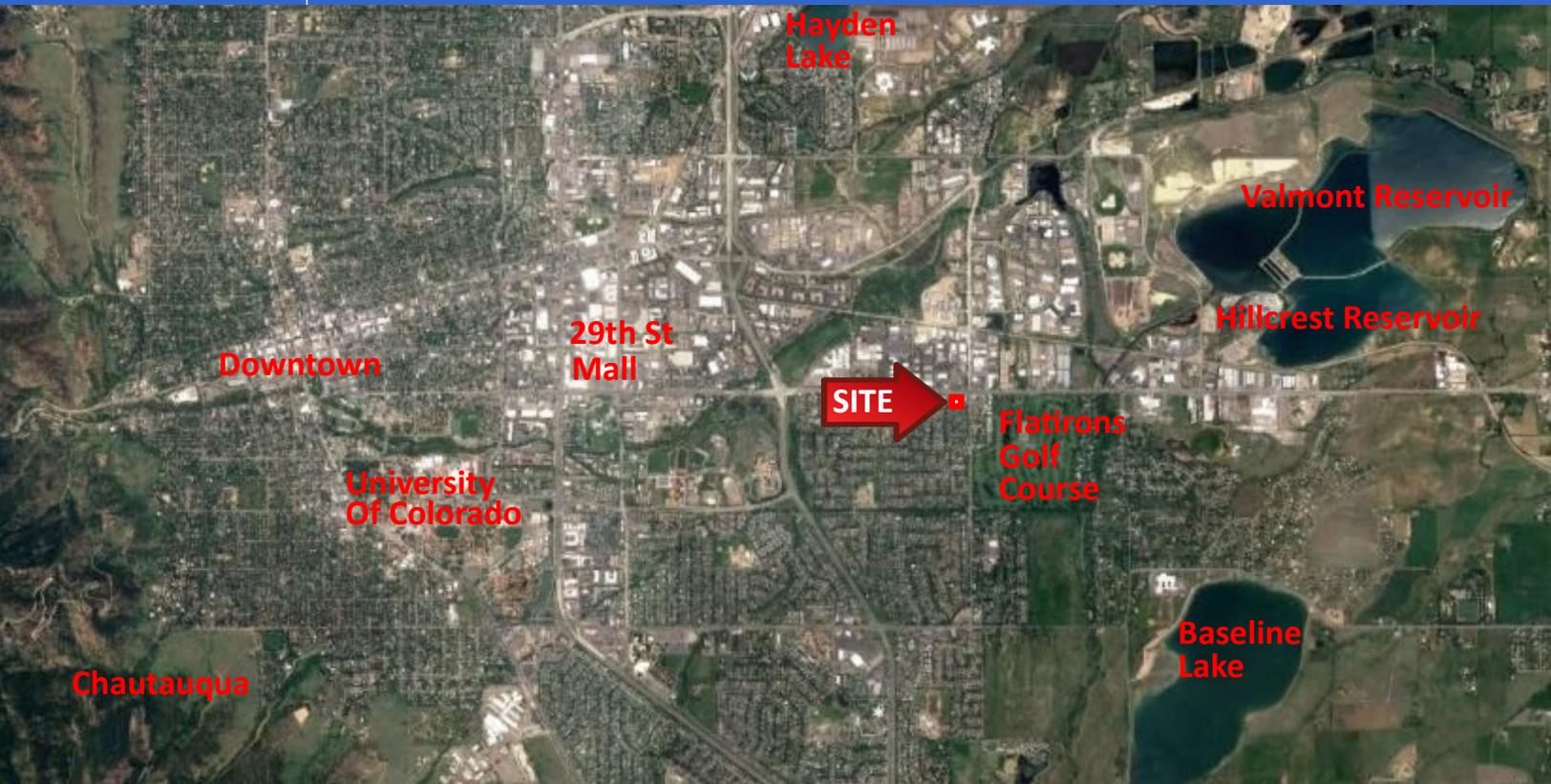
RE/MAX Alliance | 4770 Baseline Rd Suite 220 | Boulder, CO 80303 | 303.543.0625 | 303.499.1755 (fax)

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TRAFFIC COUNTS:

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

Demographics

2022 Est. Population
2027 Proj. Population

1-mile

3-mile

5-mile

5,259

82,689

132,248

5,336

84,617

134,274

2022 Est. Households
2027 Proj. Households

2,187

34,657

55,152

2,212

35,949

55,989

2022 Est. Average HH Income
2027 Est. Median HH Income

\$150,918

\$98,460

\$103,296

\$119,924

\$66,277

\$79,137

2022 Est. Median Home Value

\$815,451

\$756,109

\$806,171

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