

# Alcove on Arapahoe



2798 Arapahoe Avenue,  
Boulder, CO 80302



159,134 SF



Patricia Freeman  
p: 3033005330  
e: triciafreeman@regencycenters.com



Property Summary GLA: 159,134

## Highlights

Alcove on Arapahoe is located within the main retail hub of Boulder near the University of Colorado. The property is in close proximity to an affluent neighborhood, features top-producing merchants, and provides exposure to exceptional vehicle per-day traffic.



Trade Area

	1 Mile	3 Mile	5 Mile
<b>Population</b>	29,502	101,697	119,561
<b>No. of Households</b>	11,322	40,882	48,934
<b>Avg. HH Income</b>	\$74,087	\$133,897	\$138,667

Where It Really Matters.





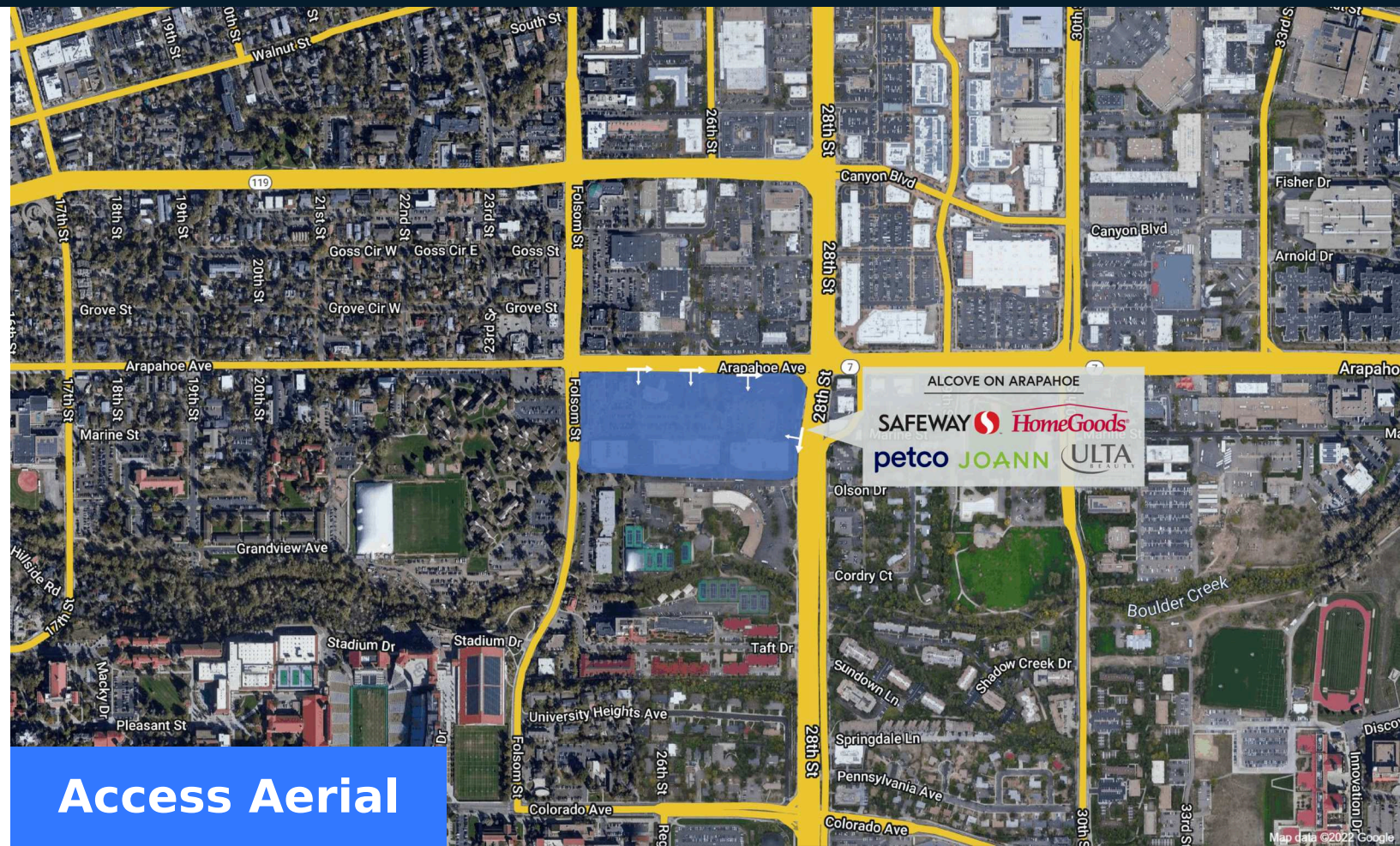
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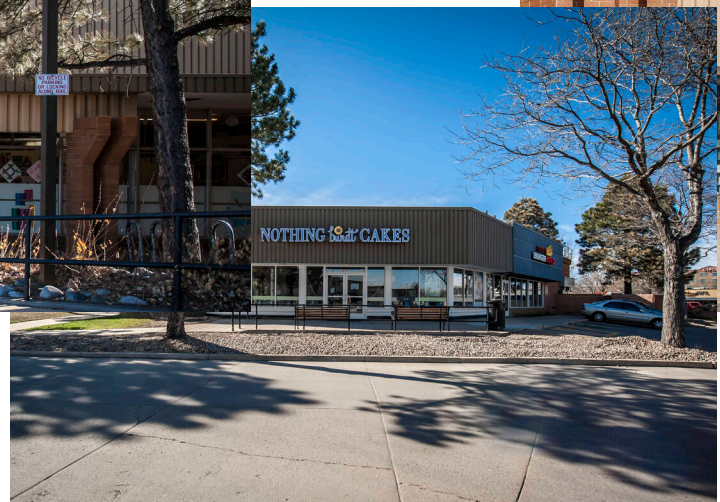
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Market Aerial



Access Aerial



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■ AVAILABLE SPACE

Retailers	SF
100 Safeway	43,500
110 Flower Child	3,380
140 HomeGoods	21,527
150 Ulta	11,245
<b>160 Available</b>	<b>4,954</b>
165 Plato's Closet	2,661
170 Petco	15,056
190 Semper Laser	1,100
220 RALLY HOUSE	7,672

Retailers	SF
230 Joann Fabric and Craft Stores	17,258
<b>240 Available</b>	<b>2,605</b>
250 Sally Beauty Supply	1,600
260 GNC	1,355
270 Kalita Grill	1,563
290 The Lash Lounge	1,040
310 Lotus Nails	2,221
320 Boulder Tiffin-Wallah's	1,750
330 Cold Stone Creamery	1,192

Retailers	SF
340 B FIT	2,975
345 Pizza Hut	1,404
350 BOULDER FRESH GARDEN	2,746
<b>360 Available</b>	<b>4,000</b>
<b>365 Available</b>	<b>1,518</b>
370 Verizon Wireless	2,954
380 Nothing Bundt Cakes	1,858

**GLA TOTAL 159,134**

Where It Really Matters.

