

Alcove on Arapahoe



2798 Arapahoe Avenue,
Boulder, CO 80302



159,134 SF



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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
Population	29,502	101,697	119,561
No. of Households	11,322	40,882	48,934
Avg. HH Income	\$74,087	\$133,897	\$138,667

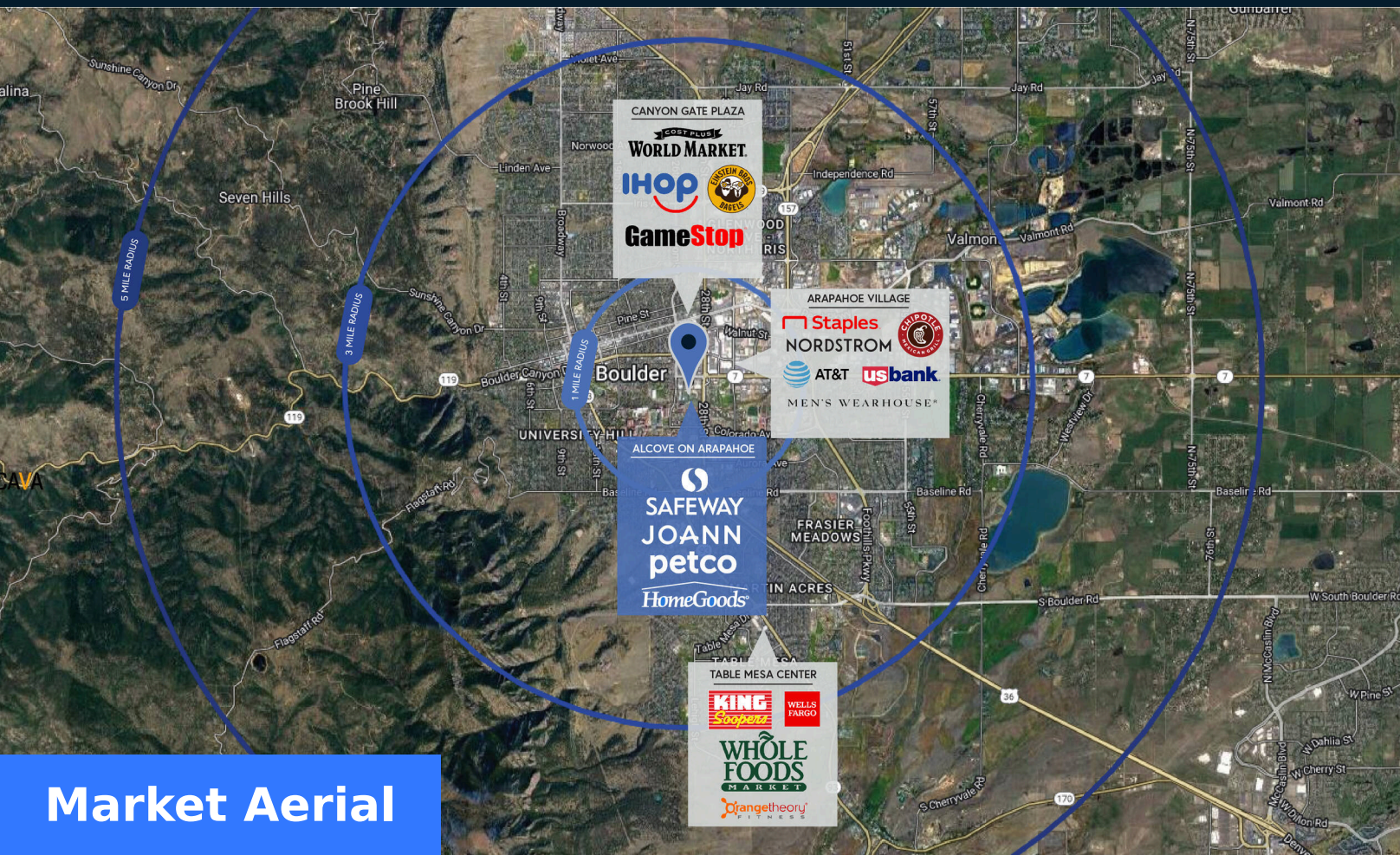
Where It Really Matters.



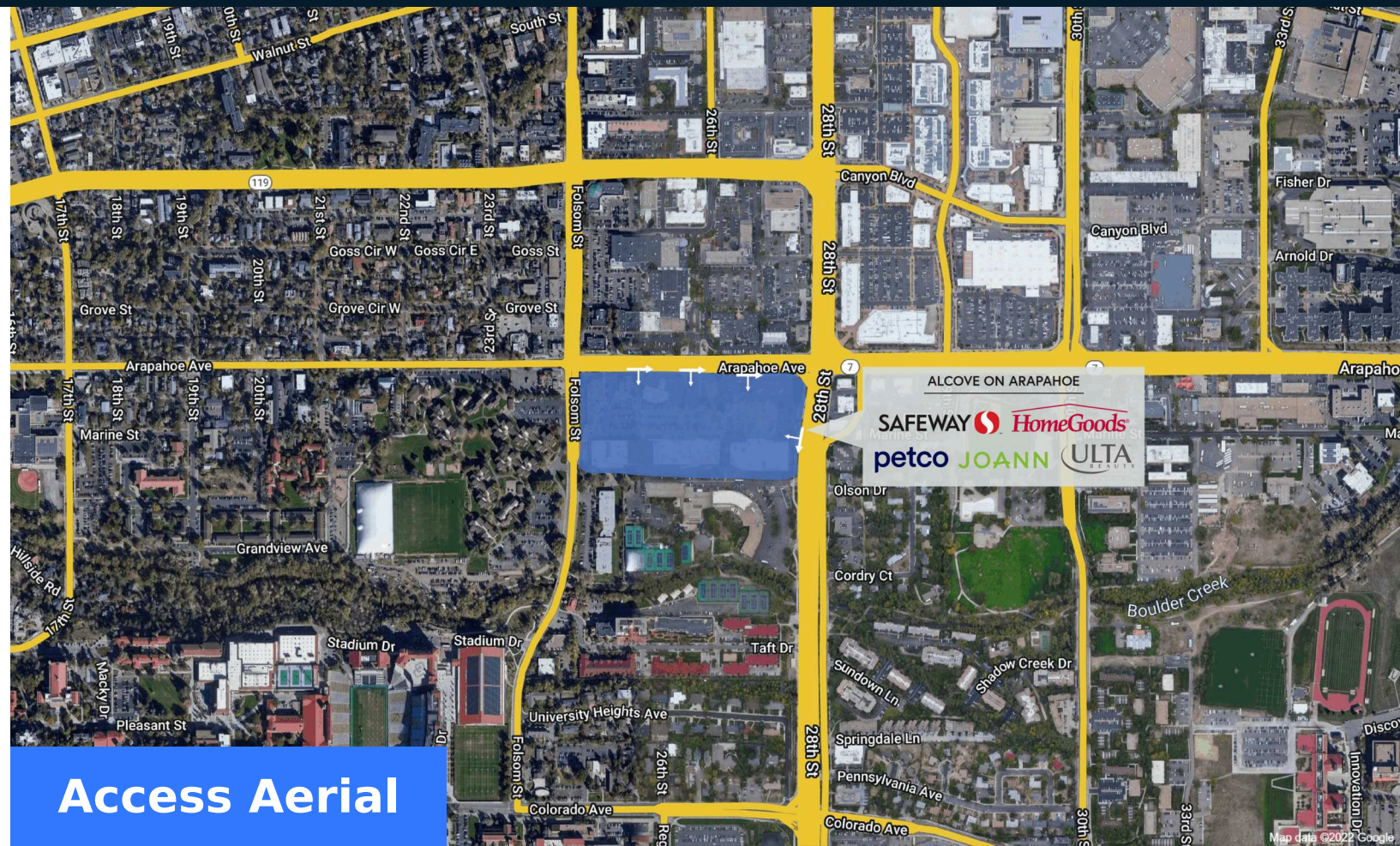
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Market Aerial



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
160 Available	4,954
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
240 Available	2,605
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
360 Available	4,000
365 Available	1,518
370 Verizon Wireless	2,954
380 Nothing Bundt Cakes	1,858

GLA TOTAL 159,134

Where It Really Matters.

