

RATE DROP!

~~$15.00 NNN~~
$8.50 NNN

RETAIL/FLEX SPACE FOR LEASE

3600 ARAPAHOE AVENUE
BOULDER, COLORADO 80303

Prime retail space available for lease at 3600 Arapahoe Avenue in Boulder, CO 80303. This vibrant 6,000 SF, two-floor property (garden level plus second floor) sits along a high-visibility stretch of Arapahoe Avenue in one of Colorado's most dynamic markets—surrounded by affluent neighborhoods, strong daytime traffic, and easy access to major corridors connecting downtown Boulder, the University of Colorado, and the Rocky Mountain foothills. The space offers excellent exposure with building signage and monument signage options, now upgraded to include digital capabilities for maximum impact and customer draw. Ideal for retail, showroom, or mixed-use concepts, this versatile layout combines functionality with premier location in a thriving Boulder retail corridor.

Call us for more information and to set up a tour.

DEAN CALLAN
& COMPANY INC

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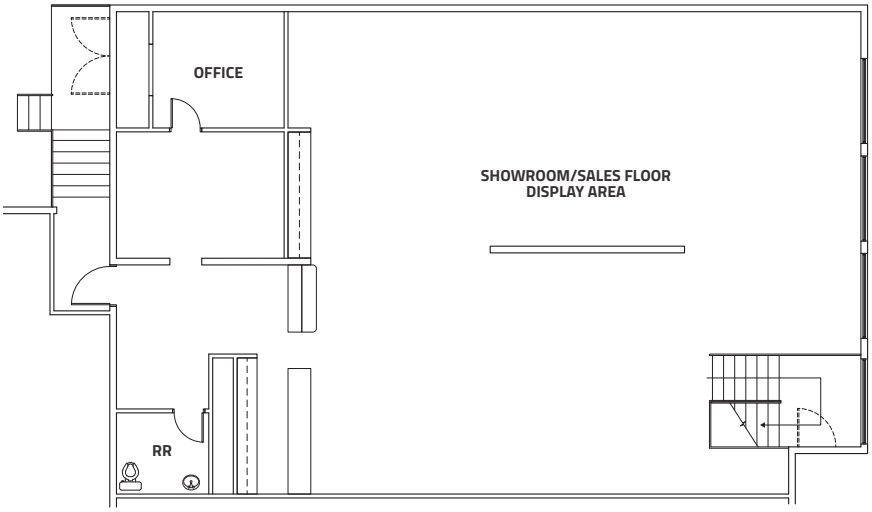
TERMS

Unit B:	6,000 SF
Lease Rate:	$8.50 / SF / NNN
Expenses:	$10.27 / SF (Est. 2026)
Available:	NOW

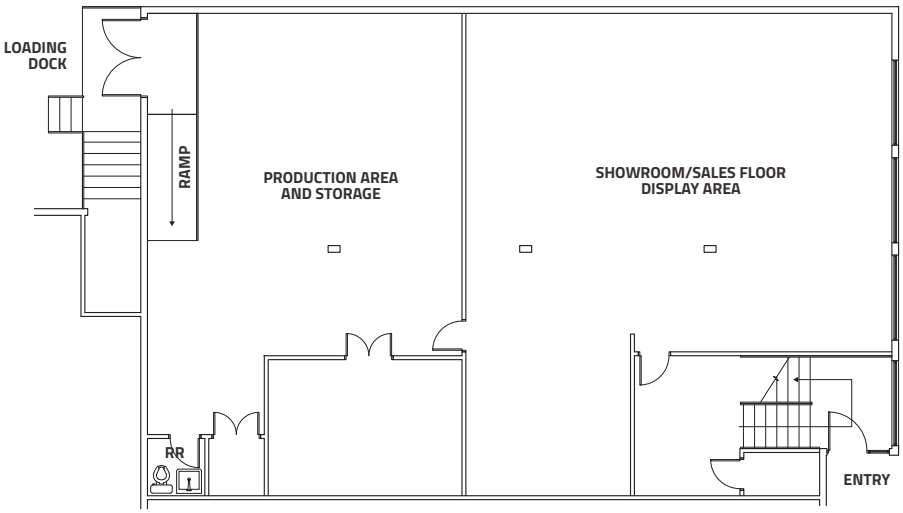
PROPERTY FEATURES

- **6,000 SF two-story retail space:** Garden level plus second floor, offering flexible layouts for retail, showroom, office, or mixed-use concepts
- **Large open showroom:** Expansive, light-filled main retail area perfect for product displays, customer traffic, and high-visibility merchandising
- **Dedicated storage and production space:** Functional back-of-house areas ideal for inventory, assembly, fabrication, or operational support
- **Loading dock:** Direct access for efficient deliveries, shipments, and logistics
- **Prominent signage opportunities:** Building signage plus upgraded monument signage with digital capabilities for maximum street-level exposure on Arapahoe Avenue

2ND LEVEL - FLOOR PLAN



GARDEN LEVEL - FLOOR PLAN



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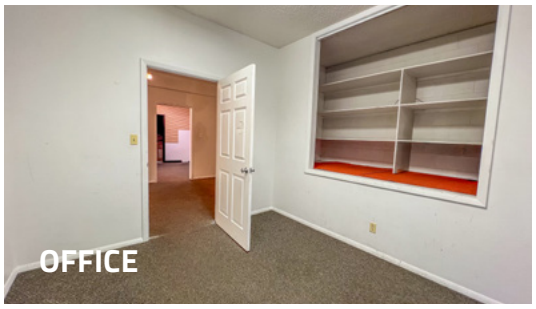
MAIN LEVEL



MAIN LEVEL



ENTRY

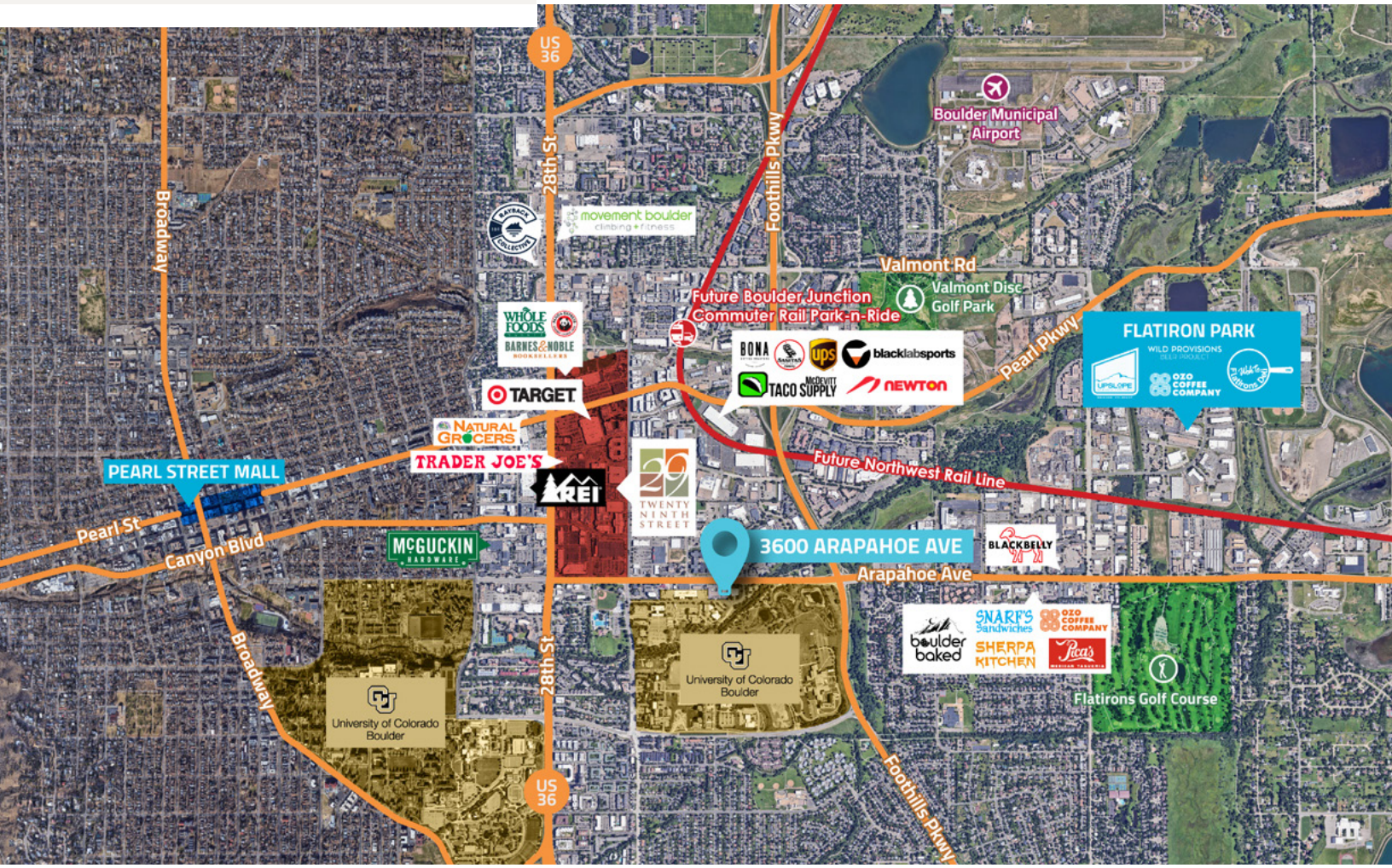


OFFICE



GARDEN LEVEL
PRODUCTION AREA & STORAGE

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LOADING DOCK

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