

# Alcove on Arapahoe

📍 2798 Arapahoe Avenue, Boulder, CO 80302



Near the University of Colorado with exceptional traffic count, positioned close to affluent neighborhoods.

**Center Size: 159,134**  
**Spaces Available: 4**

**Within 3 Miles**

Population	100,900
Avg. Household Income	145,405
Avg. Home Value	\$1,138,230
Annual Visits	2,221,566
Vehicles Per Day	33,787

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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**Center Size: 159,134**

SPACE	TENANT	SF
240	AVAILABLE	2,605
360	AVAILABLE	5,518
190	AVAILABLE SOON	1,100
380	AVAILABLE SOON (Restaurant)	1,858
100	SAFeway	43,500
110	FLOWER CHILD	3,380
140	HomeGoods	21,527
150	ULTA	11,245
160	THE BIRDIE FACTORY	4,954
165	PLATO'S CLOSET	2,661
170	PETCO	15,056
220	RALLY HOUSE	7,672
230	JO-ANN FABRICS	17,258
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
340	B FIT	2,975
345	PIZZA HUT	1,404
350	BOULDER FRESH GARDEN	2,746
370	VERIZON WIRELESS	2,954



■ AVAILABLE   
 ■ AVAILABLE SOON   
 ■ LEASED   
  NAP (NOT A PART)

1 of 1



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