

# ARAPAHOE AUTO CENTER

6519 Arapahoe Avenue  
Boulder, CO 80303

**Visibility & access**  
to Arapahoe Rd./Hwy 7

**Ample parking**

**Long-term ownership**

**Automotive Users Welcome!**

**INDUSTRIAL/FLEX PROPERTY**

**UNIT#5**  
**2,700 SF**  
**AVAILABLE!**

## PROPERTY HIGHLIGHTS



**BUILDING SIZE**  
**25,200 SF**



**DOORS**  
**DRIVE-IN**



**MARKET**  
**BOULDER**



### TRAFFIC COUNTS

ARAPAHOE RD @  
63RD ST (WESTBOUND) -  
22,406 VPD (2018, MPSI)



**MATRIX**  
GROUP, INC.

1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

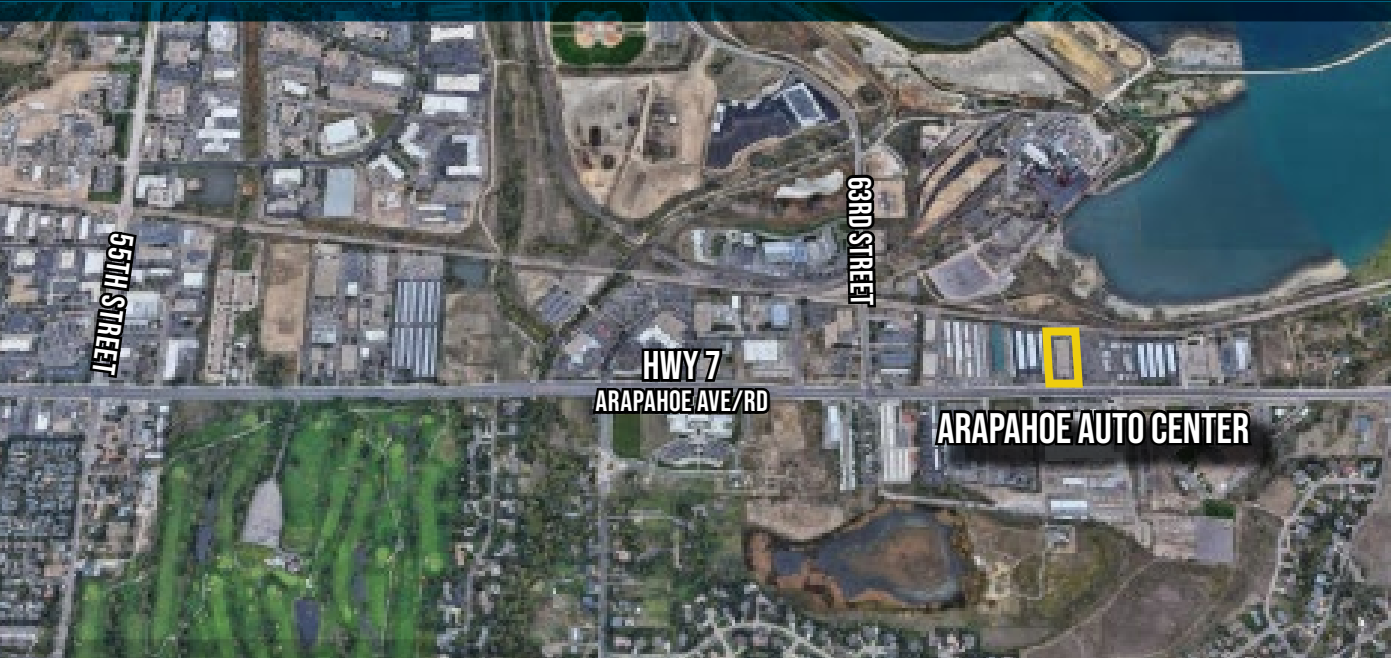
**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**

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**303-300-5271**

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

**ARAPAHOE** AUTO CENTER

**MONUMENT  
SIGNAGE**  
OPTION AVAILABLE!



**RARE 2,700 SF VACANCY AVAILABLE AT ARAPAHOE AUTO-CENTER!**

**ASKING RATE: \$16/SF NNN**

**2025 NNN ESTIMATE: \$6/SF**

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