

# **ARAPAHOE AUTO CENTER**

**6519 Arapahoe Avenue** Boulder, CO 80303

**Visibility & access** 

to Arapahoe Rd./Hwy 7

**Ample parking** 

**UNIT #4** 4,050 SF **AVAILABLE 1/1/26** 

#### **PROPERTY HIGHLIGHTS**





DOORS **DRIVE-IN** 



**Long-term ownership** 

**Automotive Users Welcome** 



#### TRAFFIC COUNTS

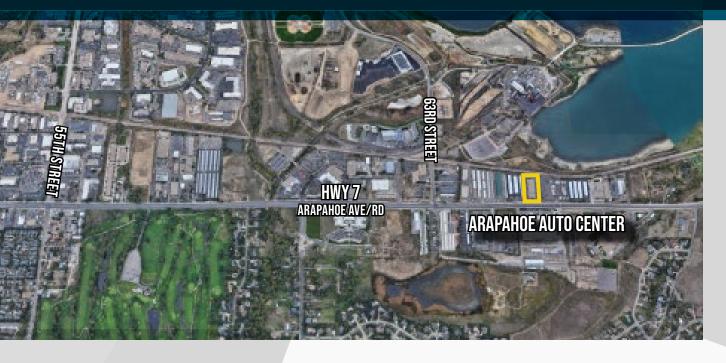
ARAPAHOE RD @ 63RD ST (WESTBOUND) -22,406 VPD (2018, MPSI)

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### **ARAPAHOE** AUTO CENTER



# MONUMENT SIGNAGE OPTION AVAILABLE!



## RARE 4,050 SF VACANCY UPCOMING AT ARAPAHOE AUTO-CENTER

**ASKING RATE: \$15/SF NNN** 

2025 NNN ESTIMATE: \$7/SF

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