



Legendary Building For Sale

2000 Arapahoe Ave | Boulder, CO 80302



DID SOMEBODY SAY NO BRAINER?

It's time to feed the minds of the future with this little cash cow located smack-dab in the middle of student-traffic utopia. Boulder High School, CU and Naropa are all within in close walking distance, and hey kids gotta eat, right? Well, you could be the one serving them while sitting pretty in a stable, long-term lease you'll never want to leave. What once was Daddy Bruce's could soon be yours.

- Lot Size 3,006 SF
- Price \$600,000
- Cap Rate 7.24%



TODD WALSH, CCIM

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LAURA MUNCH

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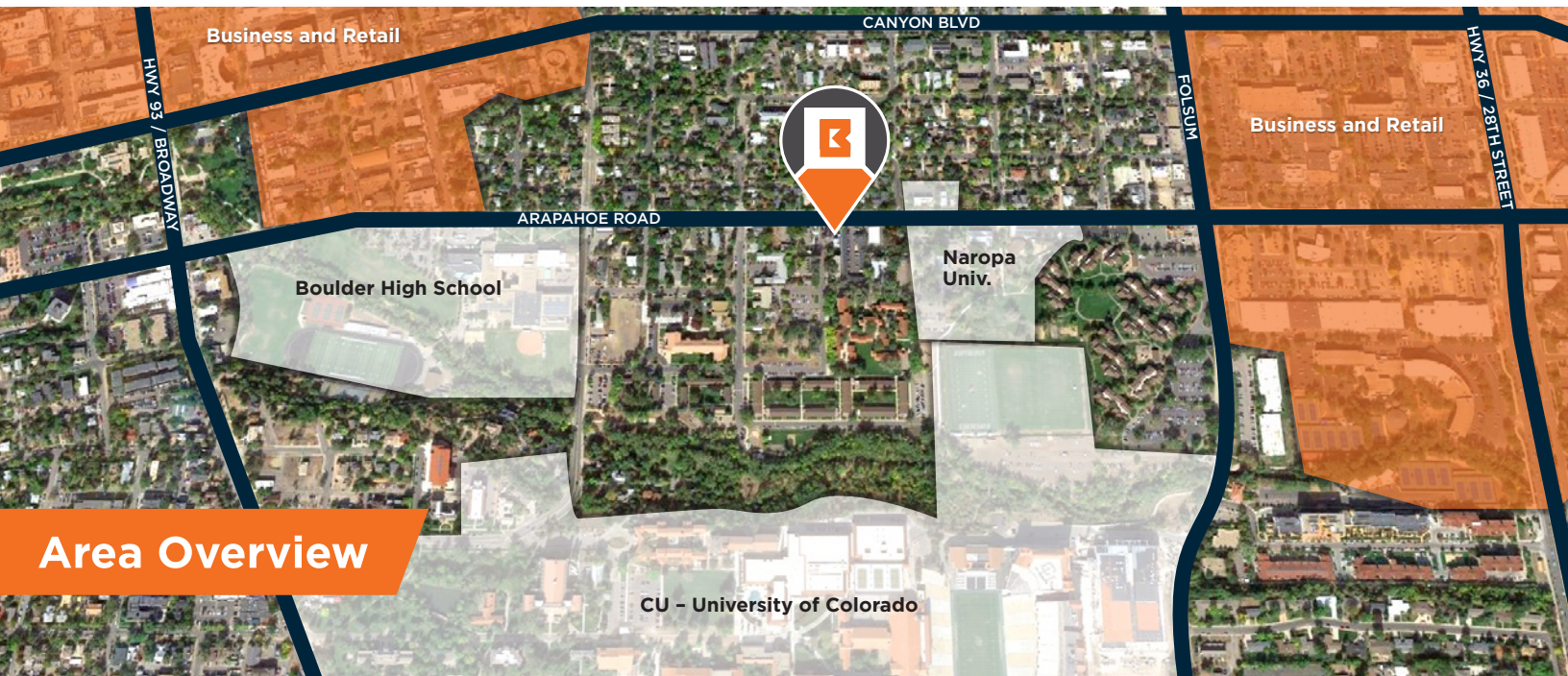
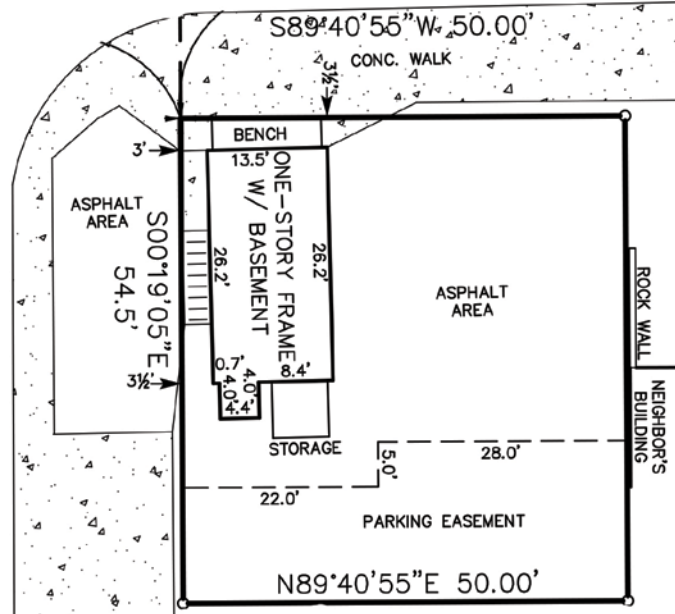


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Site Plan



Area Overview

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