

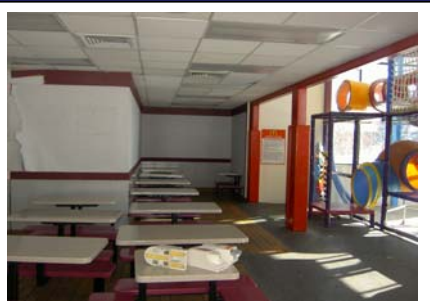
**Part of  
Freestanding Building**

**A Busy Intersection - In South Boulder  
with Immediate Access to  
Denver Boulder Turnpike - Hwy 36  
Foothills Parkway - Hwy 157  
South Boulder Road - to Louisville  
Convenient to Denver and Longmont**

**Join Vic's Two Coffee!  
Fast Casual Food  
Restaurant**

**Great Visibility  
Access and  
Parking in  
South Boulder**

<b>Building Size:</b>	6,224 SF
<b>Lot Size:</b>	32,420 SF (0.74 Acre)
<b>Year Built:</b>	1979
<b>Signage:</b>	Both Monument & Building Avail
<b>Access:</b>	Signalized Intersection at Table Mesa Drive & Moorhead
<b>PUD:</b>	South Creek Village PUD Office / Retail Business Park
<b>Zoning:</b>	RM-1 (Residential Medium 1 - PUD)
<b>Windows:</b>	Large Bright South-Facing
<b>Ceiling:</b>	High Ceilings in former "Play" Area
<b>Equipment:</b>	All McDonald's Equipment removed
<b>Basement:</b>	Break Room / Walk-in Refrigerator Store Room / Beverage Area
<b>Parking:</b>	Abundant
<b>Restriction:</b>	<u>Fast Food Hamburger</u> <u>Restaurant Prohibited</u>



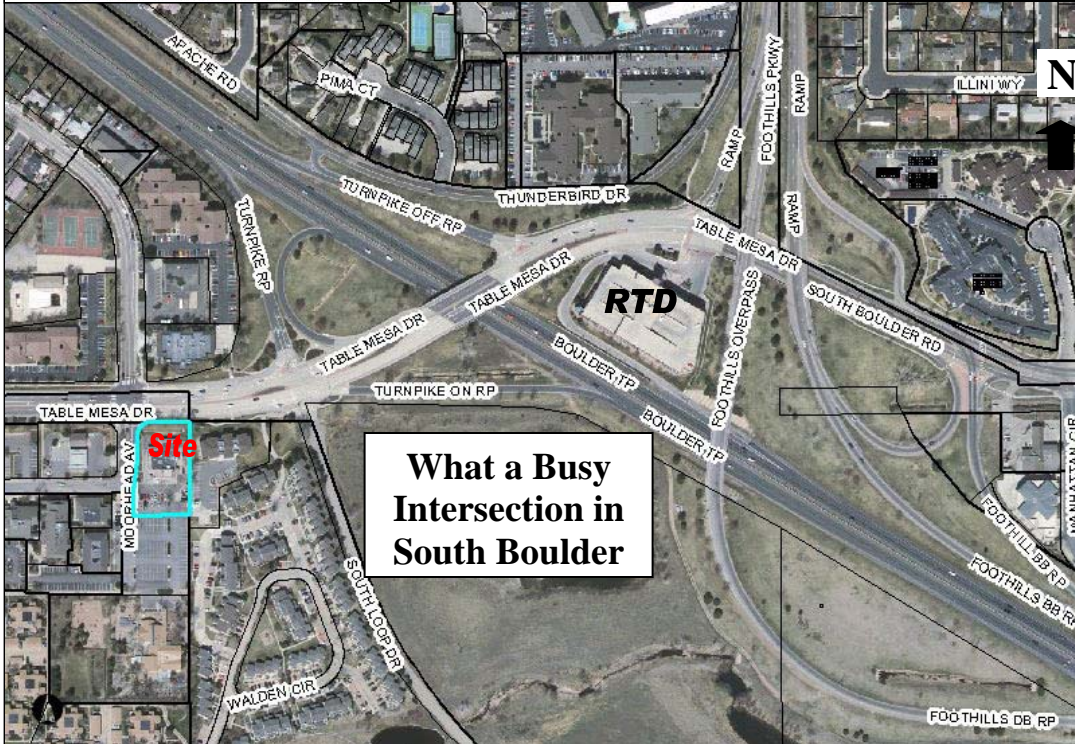
**Proposed Concept Plan - Allows for up to 3 Tenants  
See Proposed Concept Floor Plans, Plus Basement**

**FOR MORE INFORMATION CONTACT**

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Phone: (303)447-8326 Fax: (303)447-0206  
E-Mail: [mail@tebo.biz](mailto:mail@tebo.biz)  
Website: [www.tebodevelopment.net](http://www.tebodevelopment.net)



**4770 Table Mesa Drive – Boulder, Colorado**



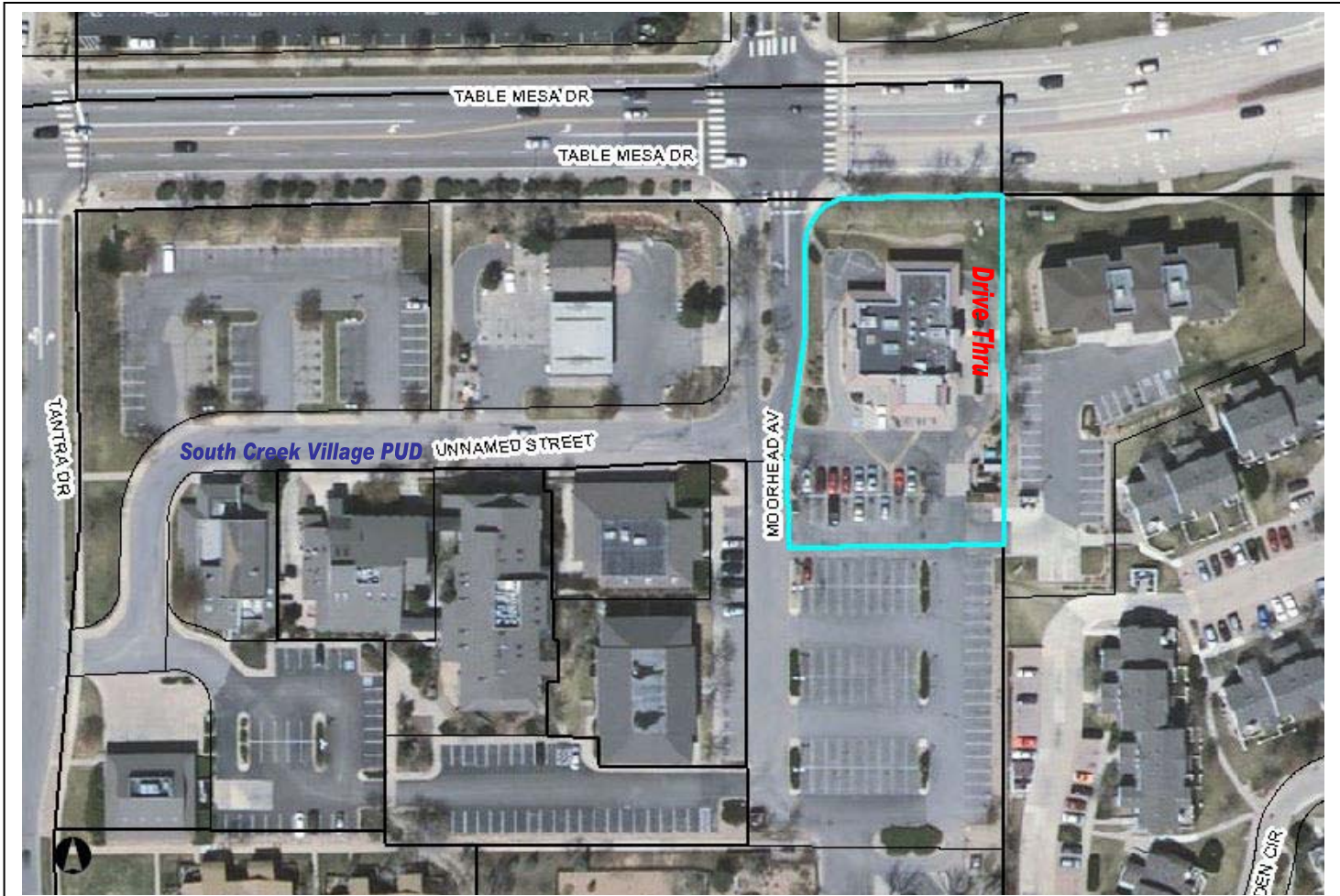
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**Demographics (2006)**

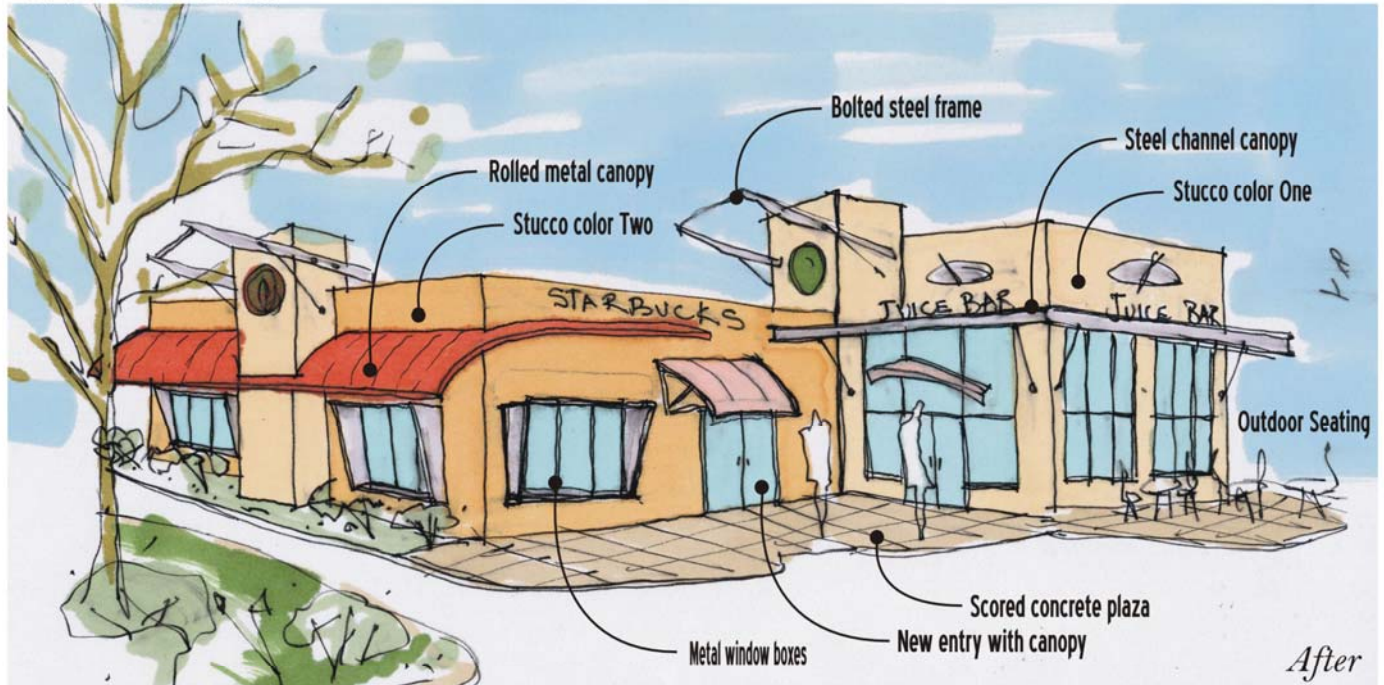
	1 Mile	3 Miles	5 Miles
Population	11,745	58,287	110,255
Av Household Income	\$68,529	\$64,374	\$76,421
Employees	4,155	41,127	89,940
Businesses	542	3,623	8,110

**Traffic Counts**  
(CDOT 2006, City of Boulder 2007)

On Hwy 36, SE of Baseline Rd	52,500 vpd
On Table Mesa West of Hwy 36	26,826 vpd



4770 Table Mesa:



12/23/2008

Construction has Begun!

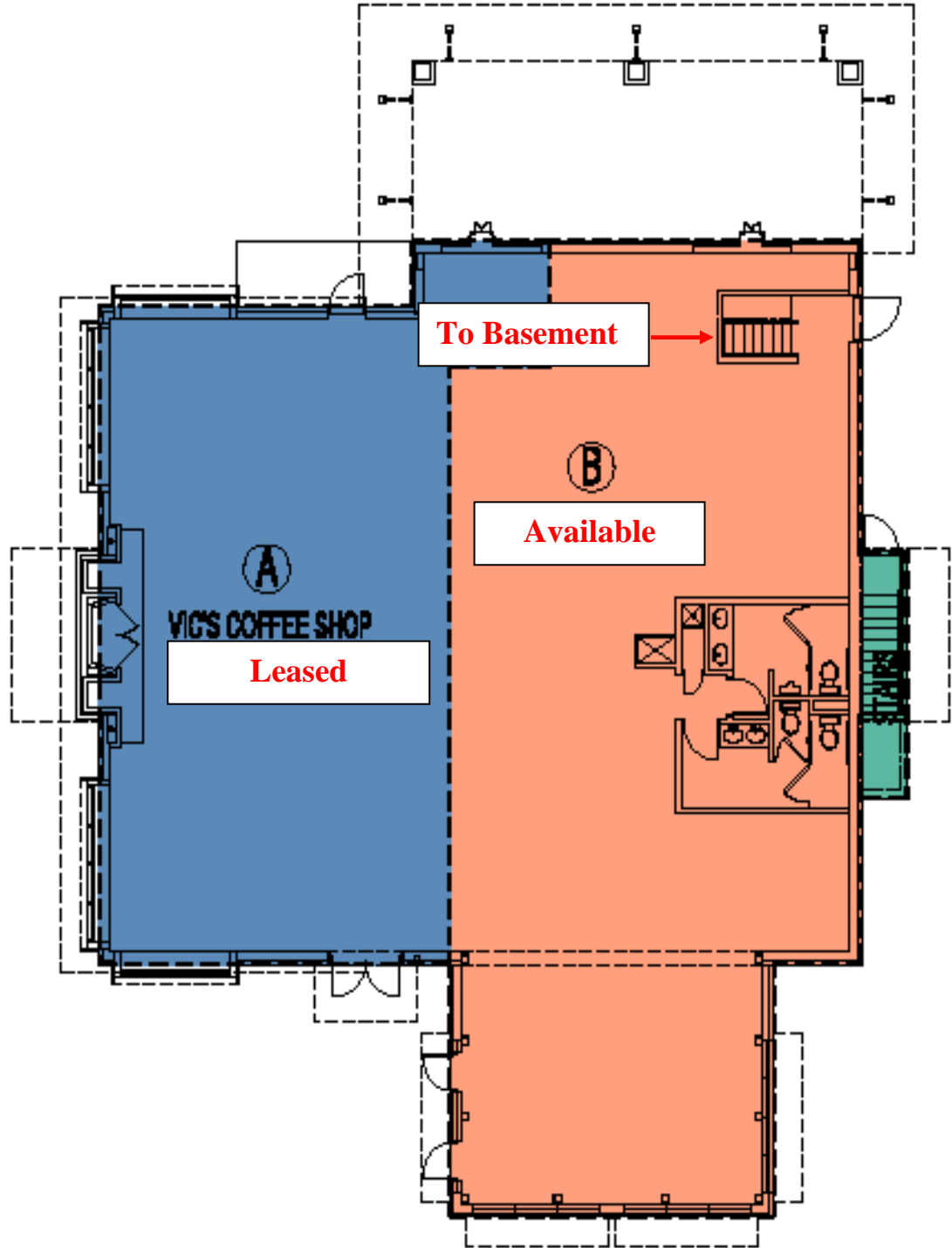
Call Now – Rates are  
Negotiable!



TEBO DEVELOPMENT



UNIT A: VIC'S COFFEE SHOP 2000 SF  
UNIT B: FUTURE TENANT 2670 SF  
BASEMENT: (NOT SHOWN) 1646 SF



**AREA FROM OUTSIDE WALL TO CENTER OF DEMISING WALL**