

WABASH MARKETPLACE

RETAIL SPACE FOR LEASE \$23.50 NNN



8400-8450 East Iliff Avenue Denver

Property Summary

Lease Rate:	\$18.00 NNN
Parking:	80 Free Surface Spaces
Space Available:	1,250 - 1,369 SF
Lease Term:	3-10 Years
CAM:	\$4.94/rsf (2017)

Features

- * Flexible space
- * Renovated retail center
- * Located next to Cherry Creek County Club
- * Long term stable tenants
- * Great visibility and high traffic
- * Aggressive Lease rates
- * Close proximity to Denver Jewish Day School

For more information, please contact:

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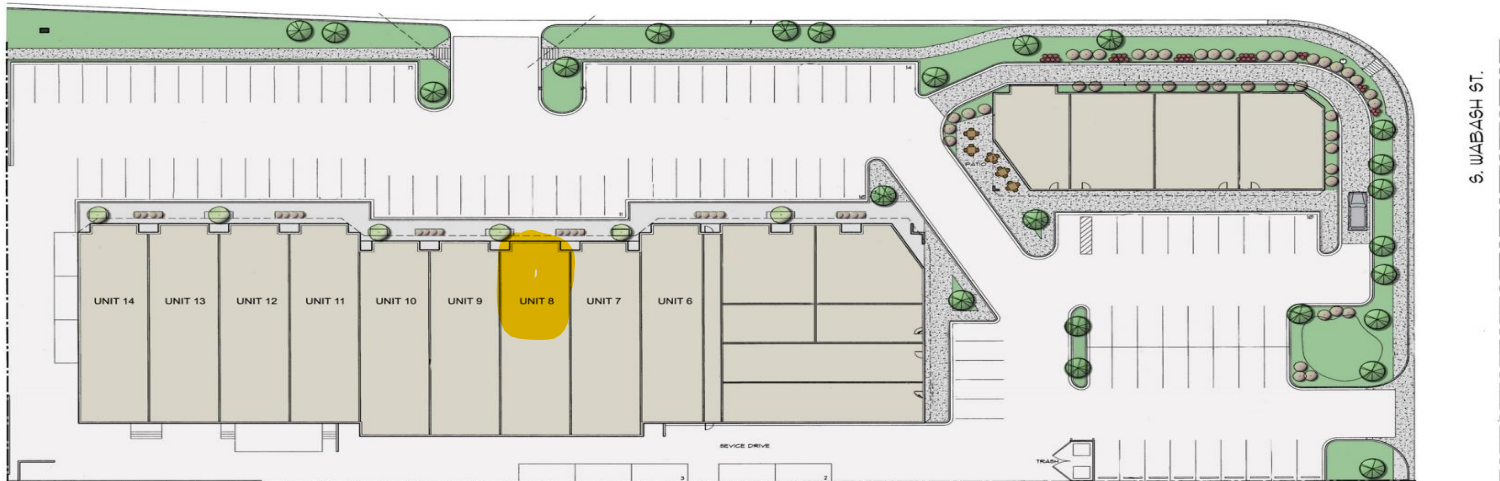
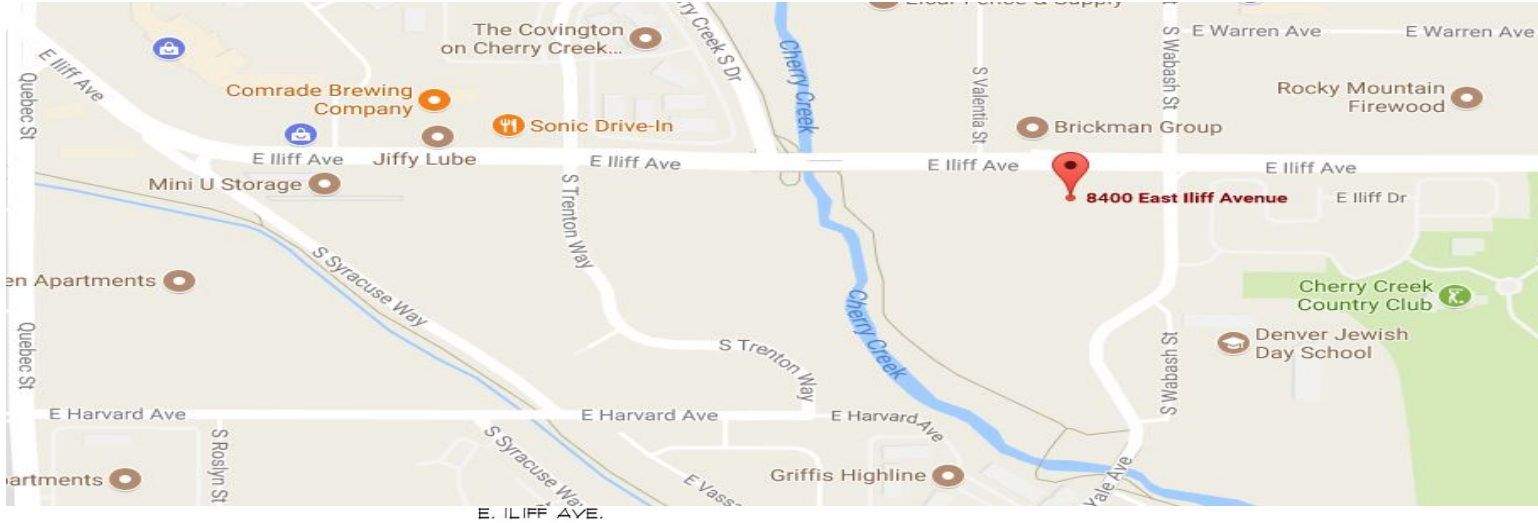
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WABASH MARKETPLACE | RETAIL SPACE FOR LEASE

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Demographics	1 Mile	3 Miles	5 Miles
Population	18,468	77,528	159,260
Households	9,670	40,235	80,451
Average Household Income	\$95,749	\$76,658	\$72,860

Source: AnySite Online

TRAFFIC COUNTS

E Iliff Avenue & Dayton Street: 39,928 vehicles per day

Source: CDOT, 2009

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