

# For Lease | Canyon Point Plaza



[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd  
Denver, CO 80222  
(303) 765-4344

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109 & 111 N. Rubey Dr | Golden, CO



## Demographics (Source: Allocate Data 2016)

	1 mile	3 miles	5 miles
Population	7,532	21,151	56,272
Average HH Income	\$103,668	\$103,614	\$114,390
Employees	6,734	18,779	48,947
Businesses	515	1,224	3,664

## Traffic Counts (Google Earth 2012; \*CDOT 2014)

On Iowa St northeast of Washington Ave	1,204 cars/day
On Washington Ave east of Hwy 93	6,732 cars/day
On Hwy 93 north of Washington Ave	26,000 cars/day*

## Building Information

Lease Rate | Please call

NNN/ \$11.79/SF

Available Space | 1,000 SF

**Sublease**

\*Ideal for showroom/office

Available Space | 1,468 SF

**Turnkey Hair Salon**

Building Size | 13,528 SF

City | Golden

## Building Facts

Competitive rates, please call for more information!

High traffic area near the heart of Golden

Great co-tenancy with big user office/retail

Easy access to Hwy 93, Hwy 58 and Hwy 6

Front door parking

Great views

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

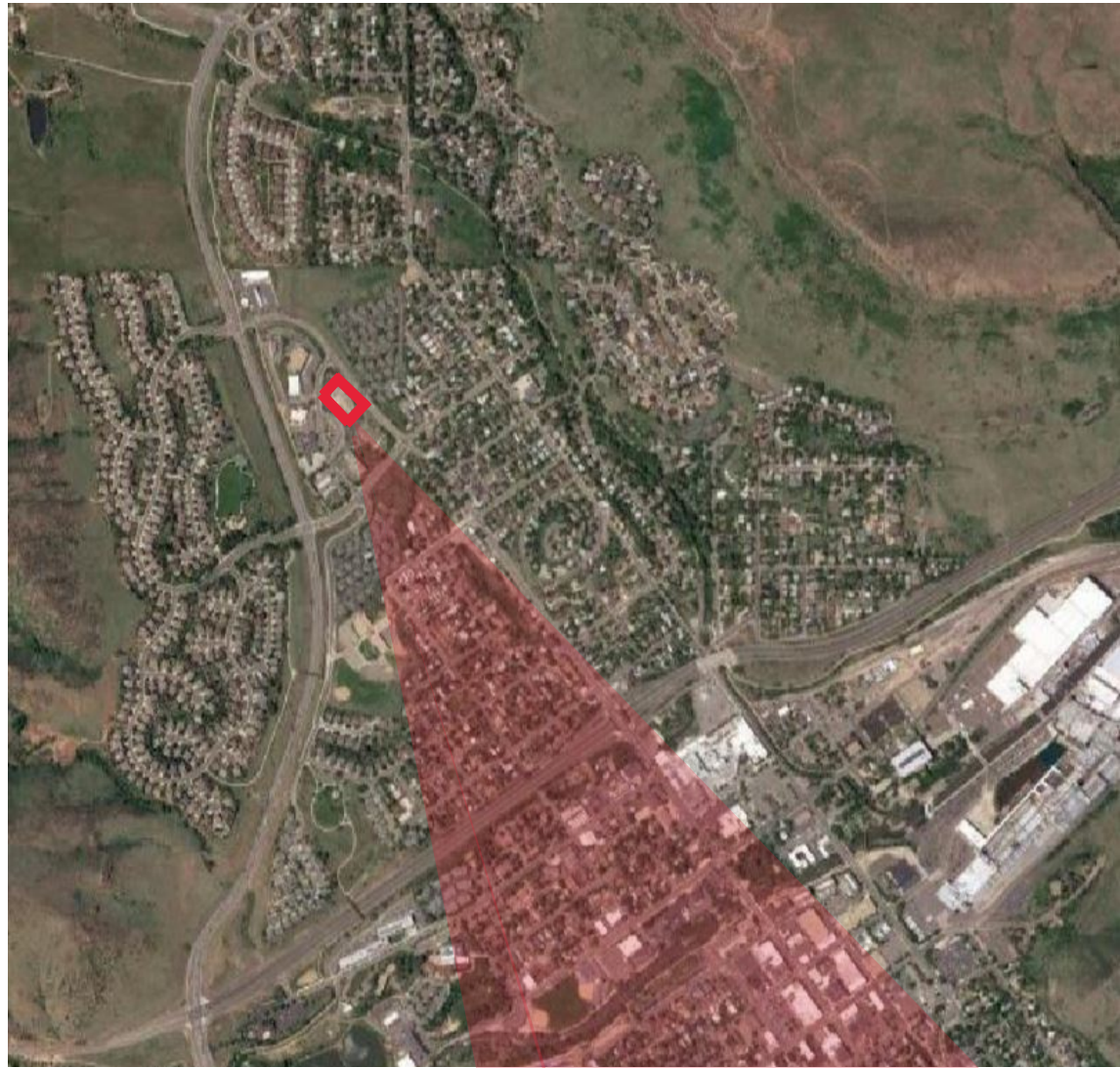
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