

WABASH MARKETPLACE

RETAIL SPACE FOR LEASE \$18.00 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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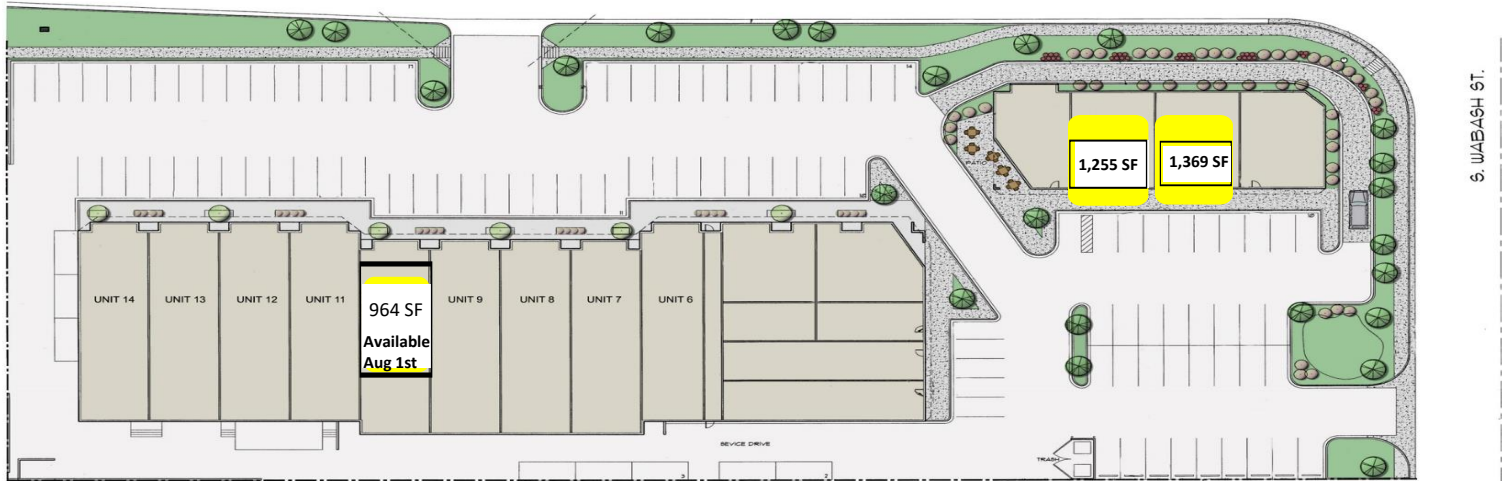
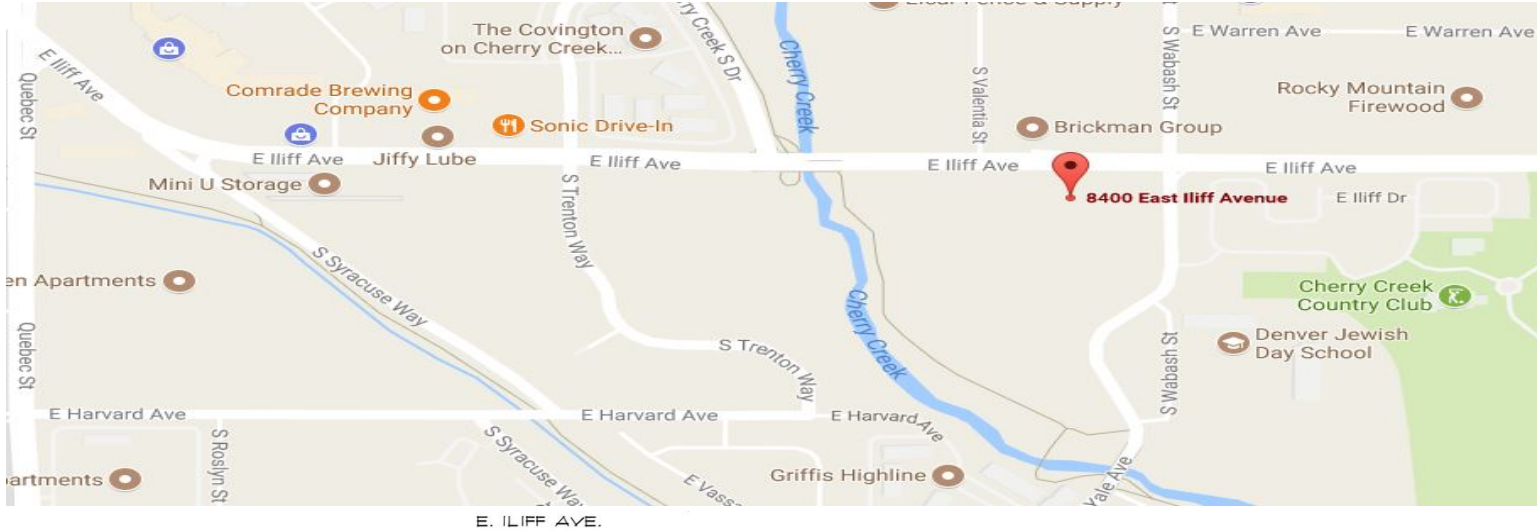
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WABASH MARKETPLACE | RETAIL SPACE FOR LEASE

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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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