

For SALE/LEASE | Great Retail Opportunity



www.denverofficespace.com

2696 S. Colorado Blvd
Suite 320
Denver, CO 80222
(303) 765-4344 O

2595 S. Colorado Blvd | Denver, CO

SALE PRICE | \$3,900,000
FOR LEASE | \$25.00/SF NNN



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Total Building Size.....12,096 sf

Land Size40,252 sf

Zoning S-CC-5

Built.....1994

Parking.....63 Surface Spaces

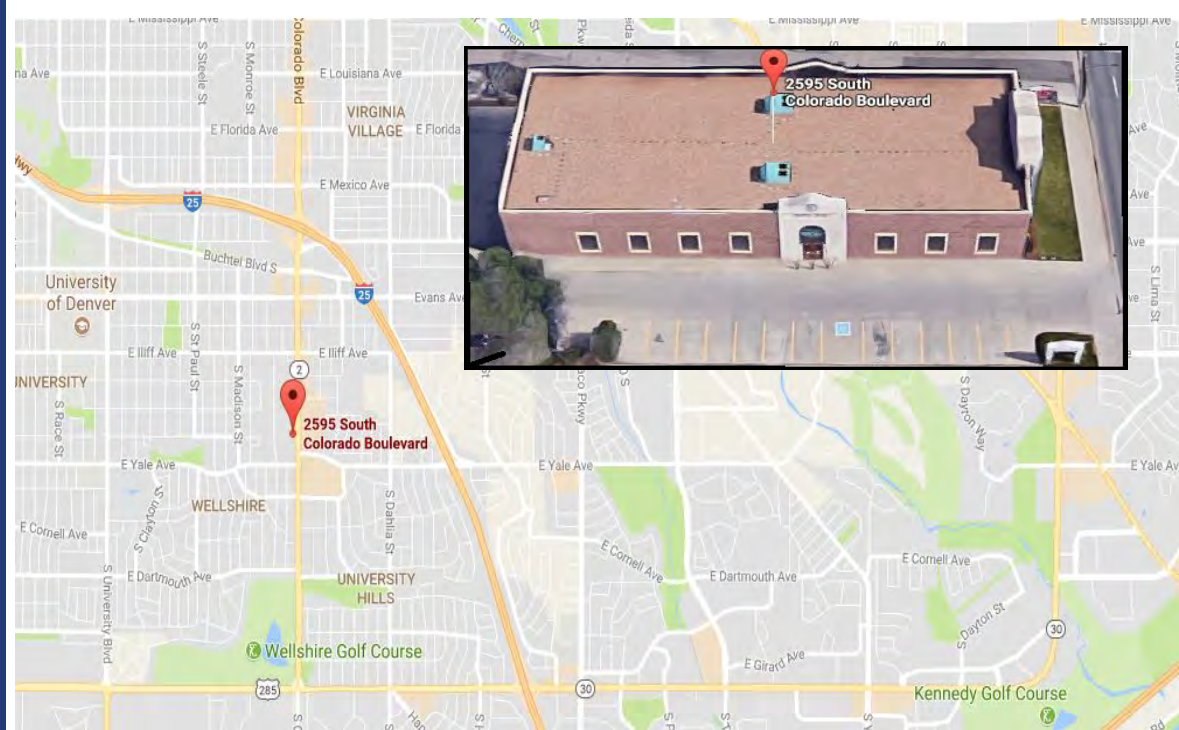
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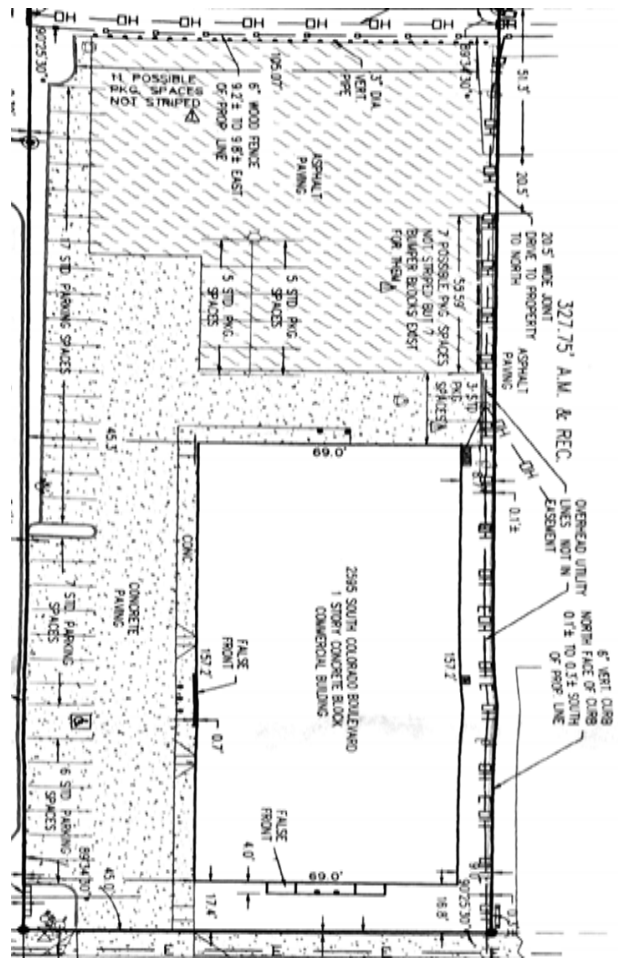
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Property Highlights

- > Owner/User opportunity
- > Redevelopment opportunity
- > Large Lot Size
- > Excellent walkability and access to surrounding restaurants and retail
- > Adjacent to Harvard Gulch walking and bike path
- > Great signage opportunity right on Colorado Boulevard
- > Clean space, high ceilings
- > Perfect (small box) retail size
- > Aggressive zoning
- > Busy retail corridor
- > Over 44,000 vehicles per day
- > 2017 annual household income \$102,000 within a 1 mile radius
- > Potential automotive dealership



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