

Space for Lease in Glendale Shopping Center



www.denverofficespace.com

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

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4201-4399 E. Mississippi Ave.



Demographics (Source: Allocate Data 2017)

	1 mile	3 miles	5 miles
Population	24,673	194,800	536,195
Average HH Income	\$86,205	\$103,589	\$87,512
Employees	28,265	119,244	392,087
Businesses	2,697	13,328	37,144

Traffic Counts (CDOT 2016, *DRCOG 2013)

On Colorado Blvd north of Mississippi	57,000 vehicles/day
On Mississippi east of Colorado Blvd	16,040 vehicles/day*

Building Information

Leasing Price | \$14.50/SF/NNN

Available | 1,878 SF

NNN/\$5.57/SF

City | Denver

County | Arapahoe

Building Facts

Excellent retail opportunity

High Traffic

Densely populated area

Newly remodeled! Excellent signage

Great co-tenancy with Bookies, Delectable Egg Catering and many more!

Just East of Colorado Blvd

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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