Space for Lease in Glendale Shopping Center



www.denverofficespace.com

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

Chris Vincent chris@denverofficespace.com (303) 407-6388

4201-4399 E. Mississippi Ave.





Building Information

Leasing Price | \$14.50/SF/NNN

Available | 1,878 SF

NNN/\$5.57/SF

City | Denver

County | Arapahoe

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 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. Anyprojections, 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 evaluates by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independant investigation of the property to determine your satisfaction and the suitability of the property for your needs.

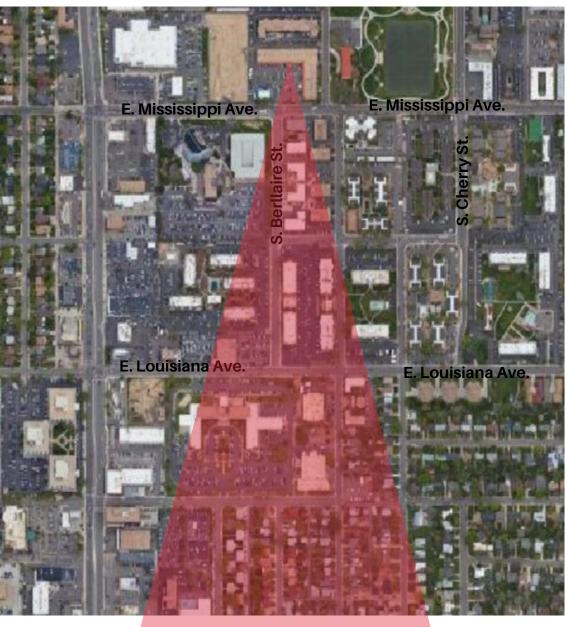
Space For Lease at Glendale Shopping Center



www.denverofficespace.com

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

Chris Vincent chris@denverofficespace.com (303) 407-6388





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. Anyprojections, 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 evaluates by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independant investigation of the property to determine your satisfaction and the suitability of the property for your needs.