

**FOR SUBLEASE
NEGOTIABLE (NNN)**



BELOW MARKET SUBLEASE

2200 S MONACO PARKWAY

Denver, CO 80222



AVAILABLE SF

7,450 SF



LEASE RATE

**CONTACT
BROKER**



NNN EXPENSES

\$6.71/SF

PROPERTY HIGHLIGHTS

- Highly trafficked neighborhood retail center
- Visible monument signage on Monaco Parkway
- Shared access with Car Wash and Dental Office
- Quick walk to the RTD bus stop on Iliff Ave.



LEASE TERM

**THROUGH
06/27**



AVAILABILITY

IMMEDIATE



ZONING

B-3 DENVER

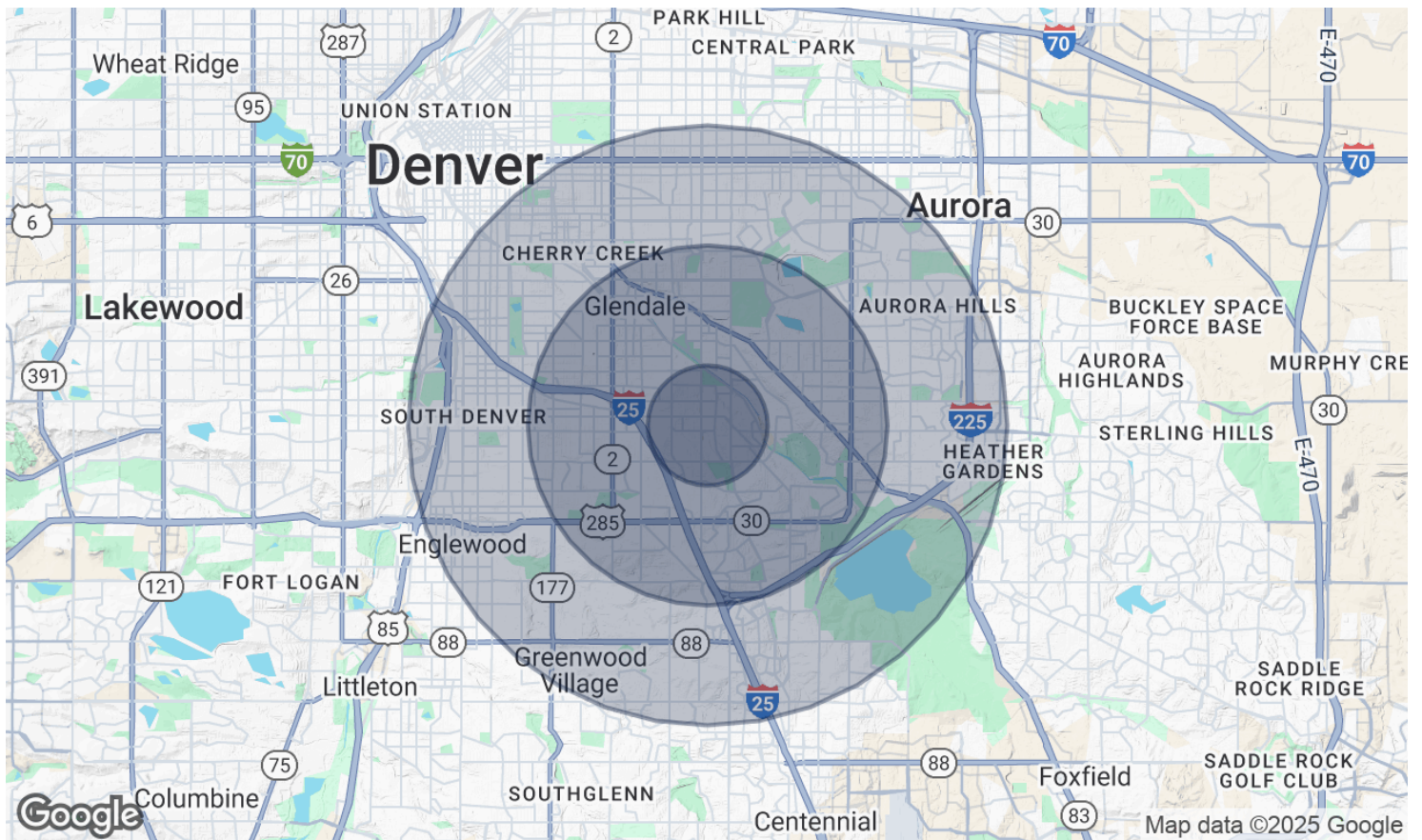
PROPERTY DESCRIPTION

7,450 SF available for Sublease at below market lease rates. Dense infill location surrounded by residential development, including the brand new, modern 287-Unit Edera Apartment community. Wide open layout perfect for any number of service oriented retailers seeking affordable rents.

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DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	19,376	181,982	425,155
Average Household Income	\$112,349	\$122,777	\$129,490
Households	8,696	84,846	195,302

TRAFFIC COUNTS

	CROSS STREET	TRAFFIC	YEAR
E Evans Avenue	S Monaco Pkwy	39,294	2022
S Monaco Pkwy	E Iliff Avenue	21,860	2022
S Monaco Pkwy	E Asbury Avenue	26,493	2022

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