

CENTURY 21 PLAZA

1350-1390 S. Colorado Blvd., Denver, CO 80222

FOR LEASE



PROPERTY DESCRIPTION

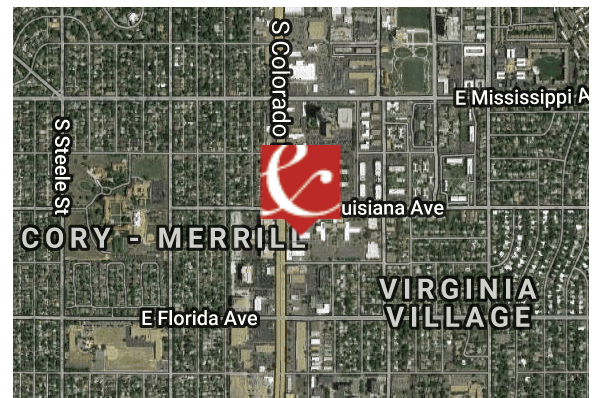
Most desirable retail location in metropolitan Denver

PROPERTY HIGHLIGHTS

- Only one space available - 1,779 SF
- Estimated 2019 NNN charges: \$15.88/SF
- Call for lease rate
- Winner of the Star Award from RMSCA for New Construction, Design, and Aesthetics
- Strong daily traffic counts - 70,000+ vpd
- Easy access to Cherry Creek, I-25, bus stops at Louisiana, Florida, and Arkansas
- Light rail station 1 mile away
- Access from full movement signalized intersections at Arkansas and Louisiana
- Visibility along S. Colorado Blvd. with excellent monument signage on S. Colorado Blvd.
- Close proximity to some of Denver's finest neighborhoods including Hilltop, Crestmoor, Belcaro, Bonnie Brae, Polo Club, Cherry Creek North and Observatory Park
- Join Sprint, Hot Tips Nail Salon, Thai Pot Cafe, Sleep Nation, Rubio's, Xfinity, Jersey Mike's, Anytime Fitness, Dantanna's Pizzeria, We Salon, and Broken Rice

OFFERING SUMMARY

Lot Size:	1.17 Acres
Improvements:	32,084 SF
Parking Ratio:	4.31 spaces/1,000 SF (138 spaces)
Available SF:	1,779 SF
Lease Rate:	Please call



DOUG ANTONOFF

Antonoff & Co.

303.454.5417

doug@antonoff.com

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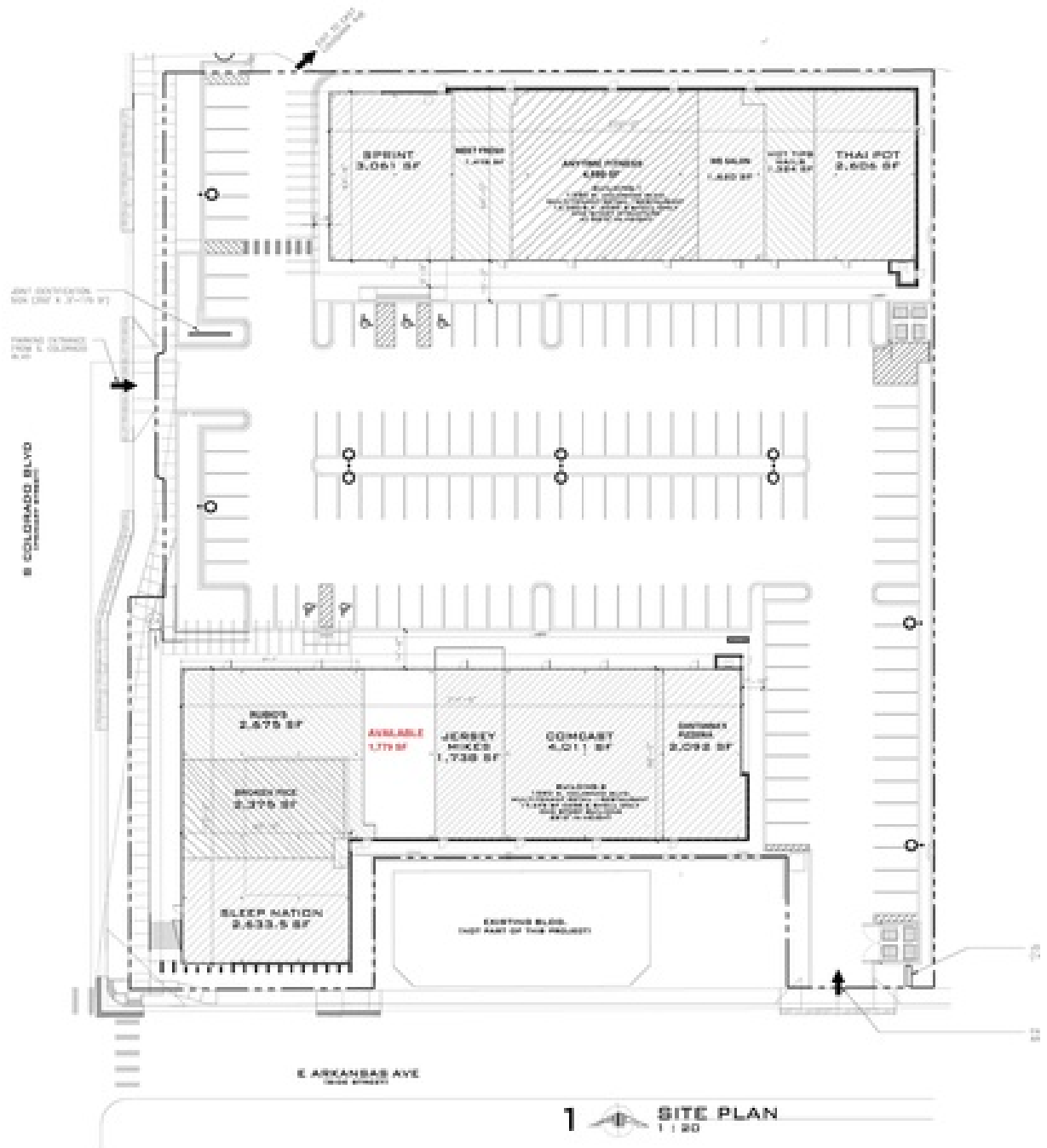
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Additional Photos

Antonoff & Co. | Denver, CO 80202 | 1528 Wazee Street | 303.623.0200 | antonoff.com

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