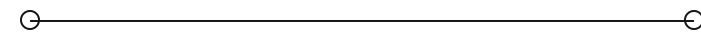


FOR LEASE:

Freestanding Retail

4101 COLORADO BLVD

Denver, CO 80216



PRESENTED BY:

RYAN BENGFORD

O: 720.773.8712

ryan.bengford@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23NNN
MONTHLY RENT:	\$2,500+NNN
SPACE SIZE:	1,305 SF
LOT SIZE:	14,318 SF
YEAR BUILT:	1971
ZONING:	I-A
MARKET:	Denver Metro

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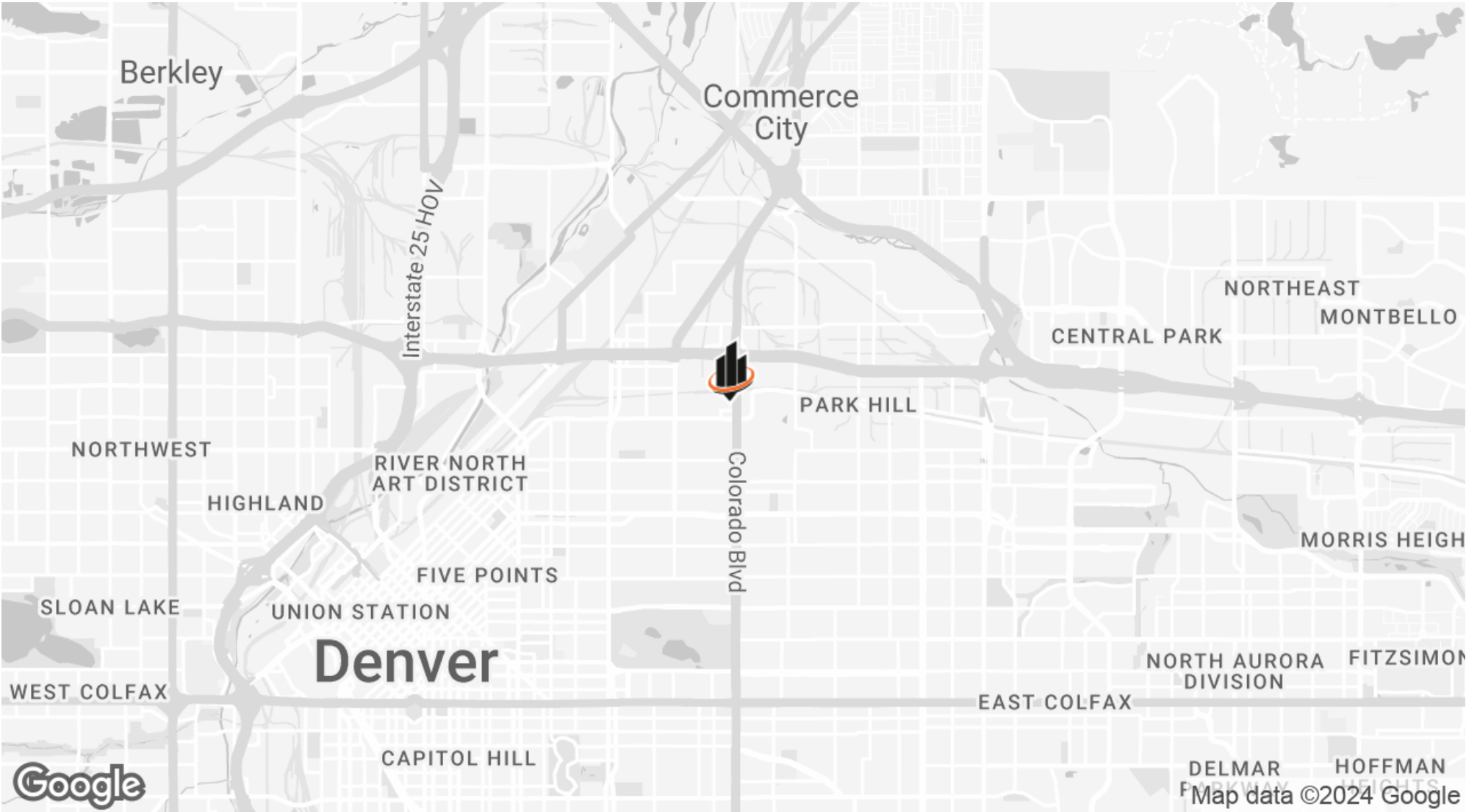
PROPERTY DESCRIPTION

SVN Denver Commercial is excited to offer a premier leasing opportunity directly on bustling Colorado Blvd. This 1,300 SF freestanding retail property, formerly a liquor store, is versatile and suitable for various uses. With direct visibility to over 100,00 passing vehicles daily, businesses will benefit from unparalleled exposure.

PROPERTY HIGHLIGHTS

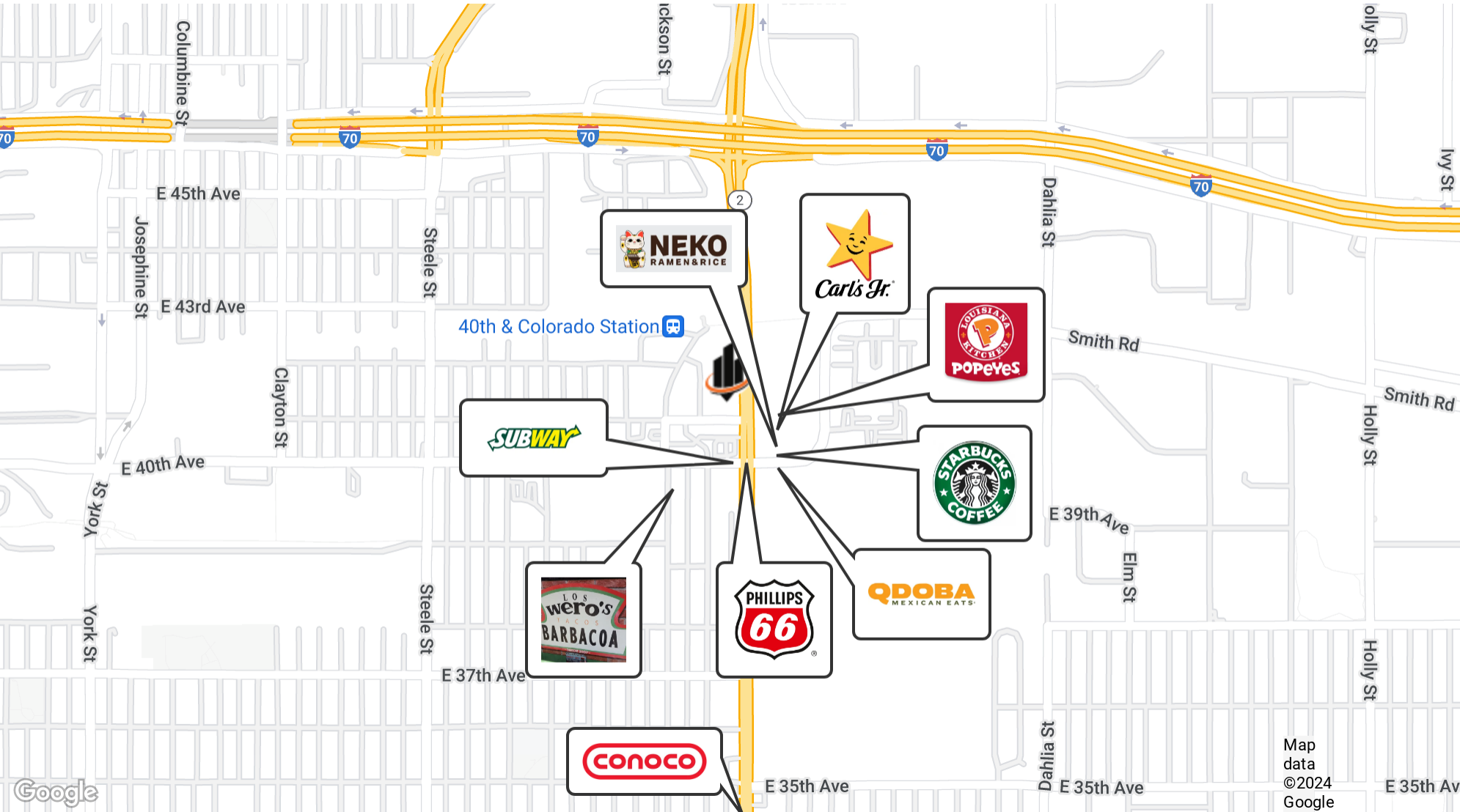
- Former Liquor Store | Shelves & Coolers Included | License Not Included
- Direct Visibility From Colorado Blvd | Over 100,000 Vehicles Passing By Daily
- Flexible Lease Term
- Multiple Parking Spaces

REGIONAL MAP



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RETAILER MAP



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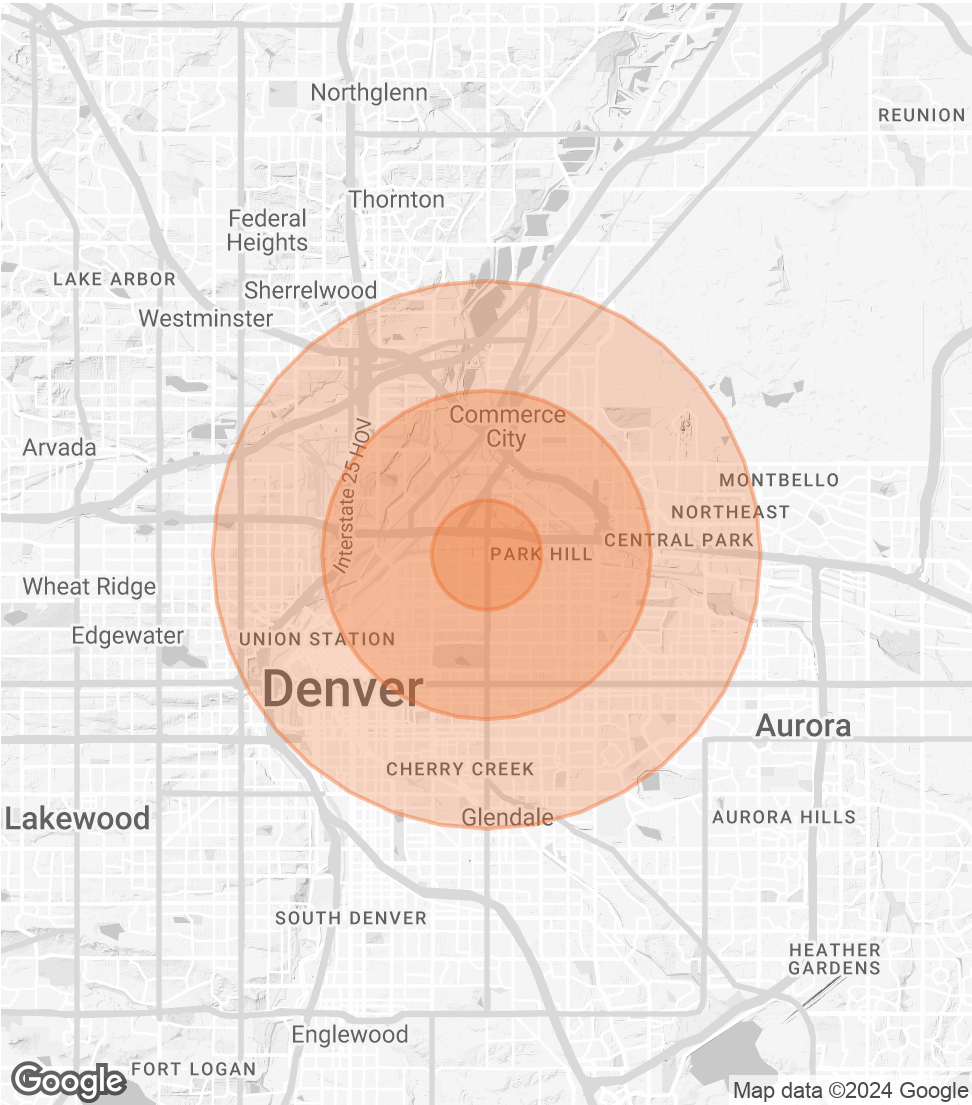
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,192	127,524	377,191
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,134	58,152	175,438
# OF PERSONS PER HH	2.7	2.2	2.1
AVERAGE HH INCOME	\$93,567	\$129,800	\$134,332
AVERAGE HOUSE VALUE	\$617,180	\$761,595	\$801,708

Demographics data derived from AlphaMap



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