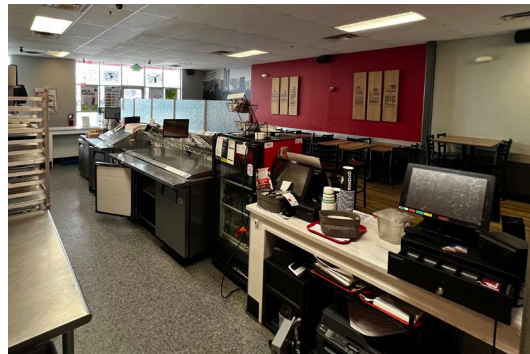




3535 QUEBEC STREET | DENVER, CO 80207



Property Highlights

- > Suite 105 is a 1,500 SF in-line retail space
- > Space is built-out and ready for a quick serve or small dine-in restaurant
- > Sits within a mid-size strip center with national retailers such as Blackjack Pizza, Cricket Wireless, Hertz Rental Car and FedEx Office and shares a parking lot and access with Sonic, UMB Bank and Breaks Plus

Property Details

Available SF	1,500 SF
Building Size	10,000 SF
Lot Size	1.85 Acres
Year Built	2007
Zoning	B-A-3

**Contact Broker for
Lease Rate & Property Details**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

**FOR MORE
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Office Depot
Papa John's Pizza
Vic's Liquor
Ubreakifix
GNC
Runner's Roost
Subway
Smashburger
Westerra Credit Union
Dr. Vision Works
Big 5 Sporting Goods
PetSmart
Chiropractic Solutions
Quebec Square Family Dentistry
Domingos
Taste of Asia at Stapleton
Great Clips
Alef Academy
Fit Learning
Kenny Plank State Farm
Nails of the World
Sally Beauty Supply
Any Lab
Gamestop
Crumb Cookies
Ross Dress For Less
Neveria La Mexicana
H&R Block
Kicking for Life
Party City
rue21
Famous Footwear
Fresenius Medical Care Park Hi
Buffalo Wild Wings
T-Mobile
The UPS Store
Milan Laser
Benchmark Physical Therapy
Panera Bread
AT&T
Endless Ink
Panda Express

Location

- > 3535 Quebec sits at the corner of E. 35th Avenue and Quebec Street with traffic counts of nearly 69,000 vehicles per day at the lighted intersection in front of the property.
- > Directly across the street on Quebec from the large Quebec Square shopping center with over 70 national retailers.
- > Located within 2 blocks of five major chain hotels such as DoubleTree by Hilton, Renaissance Denver Central Park, Holiday Inn, Best Western Plus, and Super 8 by Wyndham.
- > Surrounded by high-density neighborhoods both in population and households

Area Demographics	1 Mile	2 Mile	3 Mile
2022 Population	14,377	53,918	130,125
2022 Household	5,930	20,970	50,000
2022 Avg. HH Income	\$152,829	\$158,637	\$134,358
2022 Median Age	36.3	36.4	35.1
2022 Business	710	2,328	5,256



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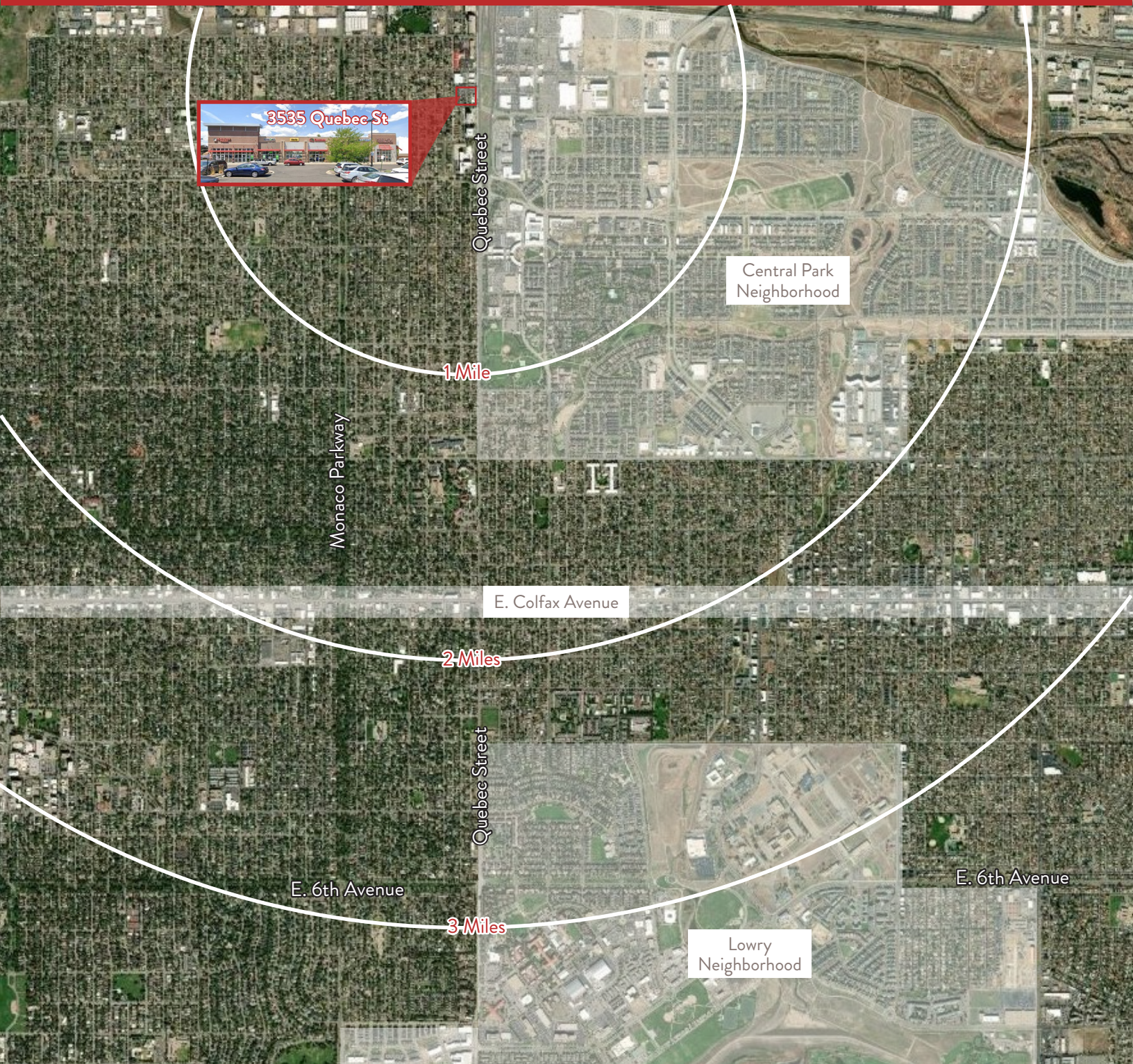
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