

AVAILABLE FOR LEASE

# 4490 PEORIA STREET

Denver, Colorado 80239

**JOIN CHIPOTLE'S NEWEST LOCATION  
WITH 60,000 CARS PER DAY PASSING THE SITE**



- **Pylon signage available.**
- 1,000 - 2,252 square feet available in a brand new building next to Chipotle Mexican Grill.
- Immediate trade area has a new Taco Bell, a new Arby's, and a new Popeyes.
- Located on the full movement signalized intersection.
- Unobstructed site lines to Peoria and 45th Ave.
- Shadow anchored by Holiday Inn and La Quinta Inn.

**LEGEND**  
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