

FOR LEASE



Freestanding Retail / Service Opportunity | Denver

6300 E. 14th Avenue

Denver, CO 80220

Property Highlights

- Rare freestanding **1,530 SF** retail/service building on a **12,500 SF** corner lot in Denver's Mayfair neighborhood
- Former fuel station site with tanks, pumps, and canopies removed, creating a cleaner adaptive reuse opportunity
- Existing drive-in functionality supports auto-related, showroom, service, or other commercial uses
- Ownership is open to food & beverage conversion, neighborhood retail, and other traditional commercial concepts
- Strong visibility, easy access, on-site parking, and surrounding residential density near established retail amenities



Property Facts

Building Size	1,530 SF
Lot Size	12,500 SF
Zoning	E-MX-3
Drive In Doors	Two 10' x 9'
Clear Height	12.7' - 14'
Parking	10 Spaces

Lease Rate: \$5,800/month NNN
(NNNs Estimate: \$1,544.08/month)

PHOTOS



PHOTOS

VIEW TO THE WEST

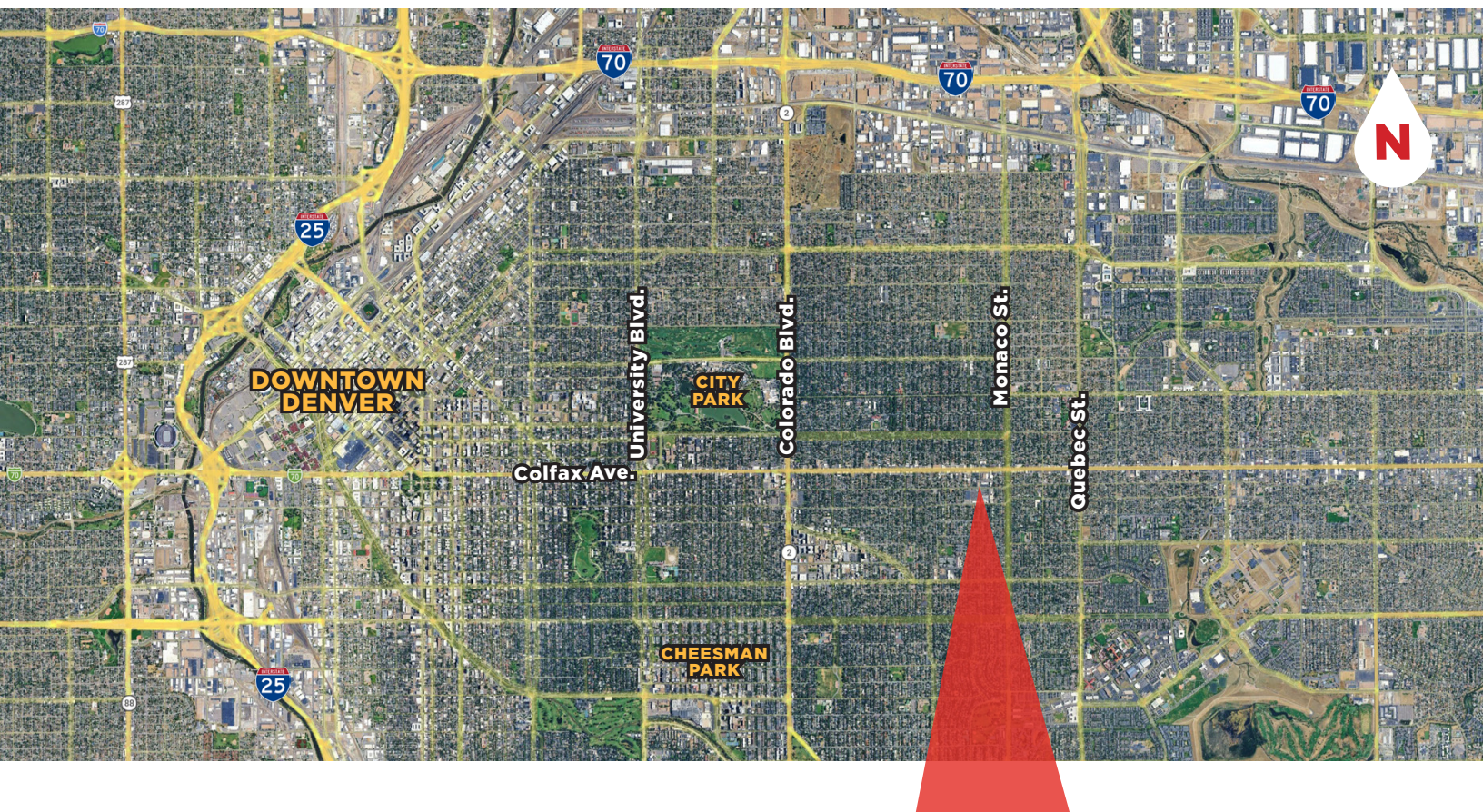


VIEW TO THE SOUTH



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