

FOR LEASE - RETAIL

1450-1470 S Santa Fe Dr, Denver, CO 80223



LOCATION DESCRIPTION

Quick Access to I-25, Broadway, DU, Downtown and Public Transit - High Traffic over 80,000 per day

PROPERTY HIGHLIGHTS

- Great exposure on S. Santa Fe
- Denver B-4 zoning - allows a wide range of use
- General Business District - Centrally Located

OFFERING SUMMARY

Available SF:	750 - 2,100 SF
Lot Size:	0.58 Acres
Zoning	B-4 General Business
Year of Construction	2006
Parking	38 Shared

SPACES	LEASE RATE	SPACE SIZE
1450 Unit B	\$19.00 SF/yr	2,100 SF
1470 B	\$22.00 SF/yr	750 SF

**DANCHEN ASTLE**

Principal/Broker
 720.880.6975
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ALG COMMERCIAL

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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RETAIL PROPERTY FOR LEASE

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,541	184,110	488,748
Average Age	37	38	39
Average Age (Male)	37	38	38
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,249	82,114	229,901
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$144,839	\$126,129	\$124,908
Average House Value	\$855,745	\$794,866	\$781,506

* Demographic data derived from 2020 ACS - US Census

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