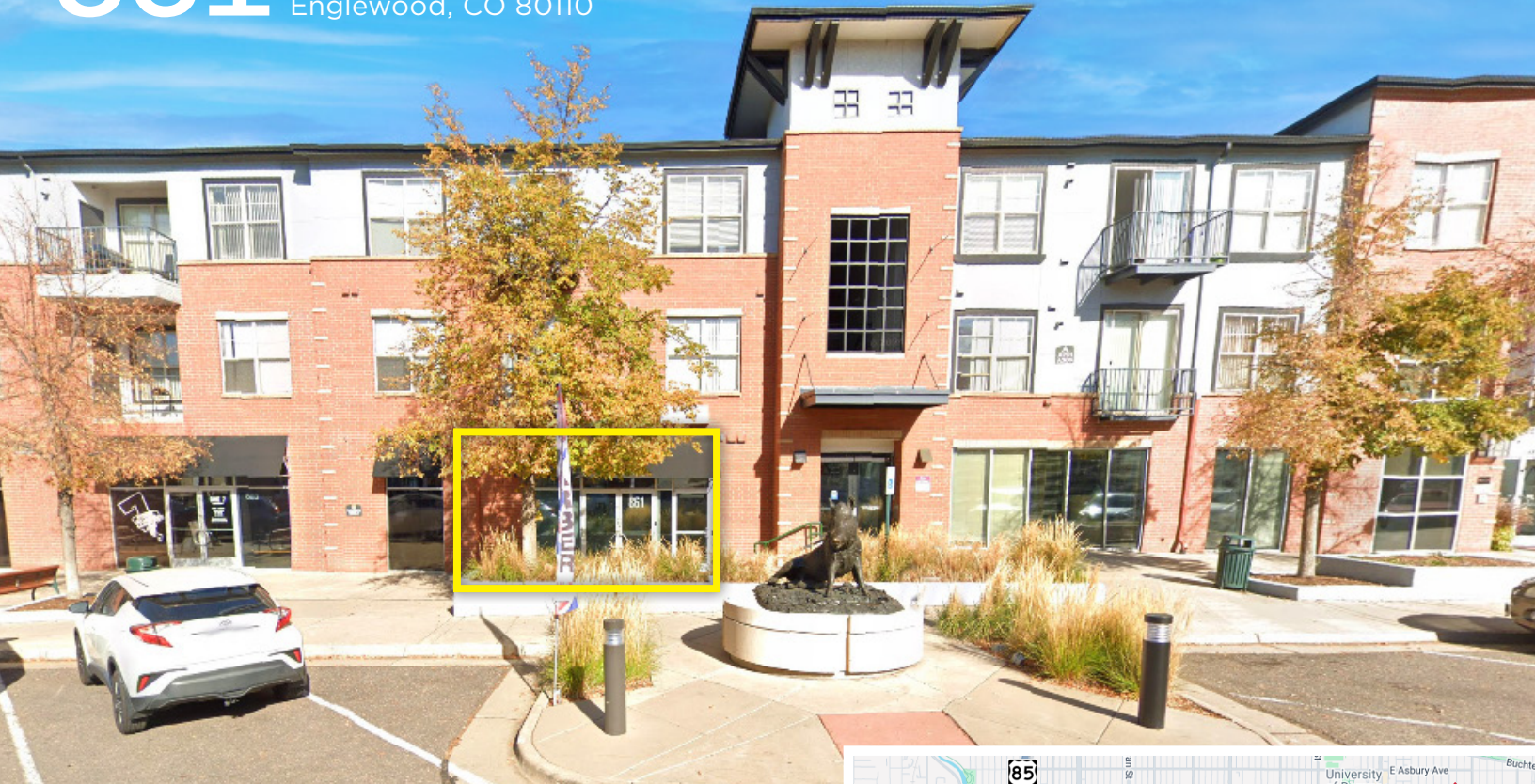


# 861 Englewood Pkwy.

Englewood, CO 80110

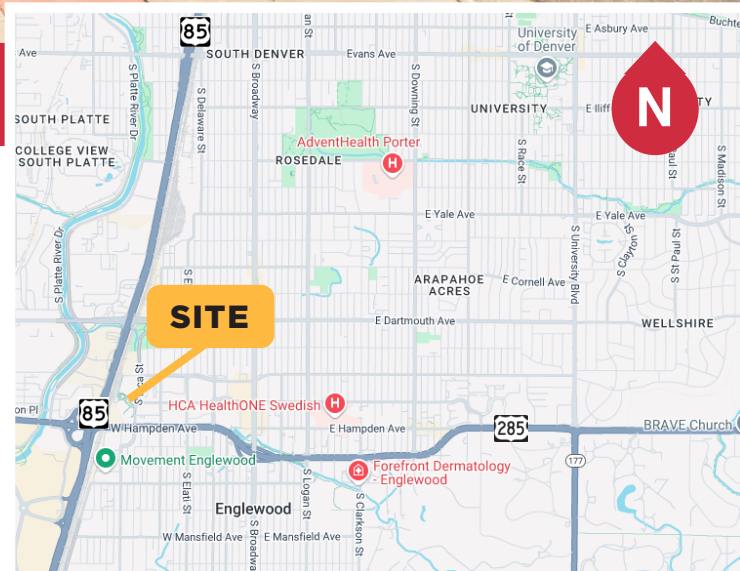
Prime Retail/Office  
in Heart of Englewood



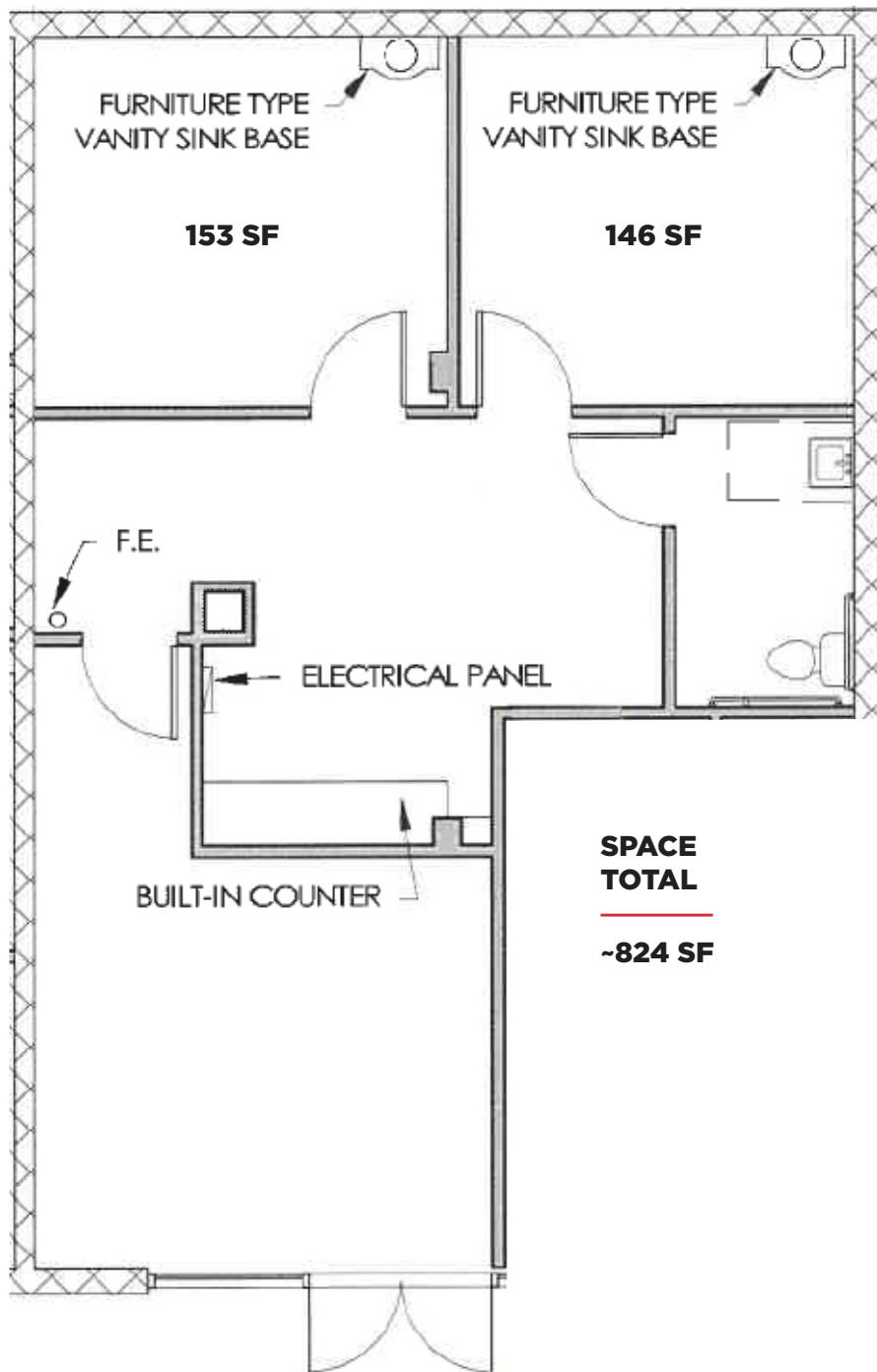
**FOR LEASE | 824 SF Retail/Office**

## Property Highlights

- **Prime Location:** This portion of Englewood Parkway is a well-known and busy area, attracting significant foot and vehicle traffic. This can increase your business's visibility and potential customer base.
- **Proximity to Amenities:** The property is surrounded by a variety of amenities such as restaurants, shops, and services, making it a convenient destination for customers and employees.
- **Accessibility:** Englewood is well-connected through public transportation and major roads such as 285 and Santa Fe, making it easy for customers and employees to reach your retail space.
- **Economic Growth:** Englewood is experiencing economic development, with new businesses and residential projects enhancing the area's attractiveness for commerce.



<b>Available SF</b>	824 SF
<b>Occupancy</b>	Immediate
<b>Lease Rate</b>	\$16.00/SF NNN
<b>NNN Estimate</b>	\$6.75/SF
<b>Parking</b>	Surface Parking





Located one block from vibrant Historic Englewood, the Englewood Civic Center, and a major RTD Light Rail Stop.





## CityCenter - Englewood

**VERY WALKABLE (85/100)**

- Area anchors include Wal-Mart, Office Depot, Ross Dress for Less, Petco, IHOP and 24 Hour Fitness. Just off Broadway, one of the highest volume non-freeway arterials in Metro Denver. Over 300 buses per day interconnect with the light rail facility.
- CityCenter is also home to the Englewood Civic Center, The Colorado Outdoor Museum of Art as well as The CitySpark Center which contains 480 brand new high end multi family apartment units. These components make this a true High Traffic Mixed use Development.
- This development with its location and traffic provides an opportunity for retailers to service a dense underserved market area in the center of south Metro Denver. There are no other major retail facilities between the Southwest Plaza Mall to the west (7 miles), Southglenn Mall to the Southeast (6.5 miles) and Cherry Creek Mall to the North (7.1 miles). The immediate area will include over 500,000 square feet of regional retailing, restaurants, and related entertainment for a project total of over 650,000 square feet.

