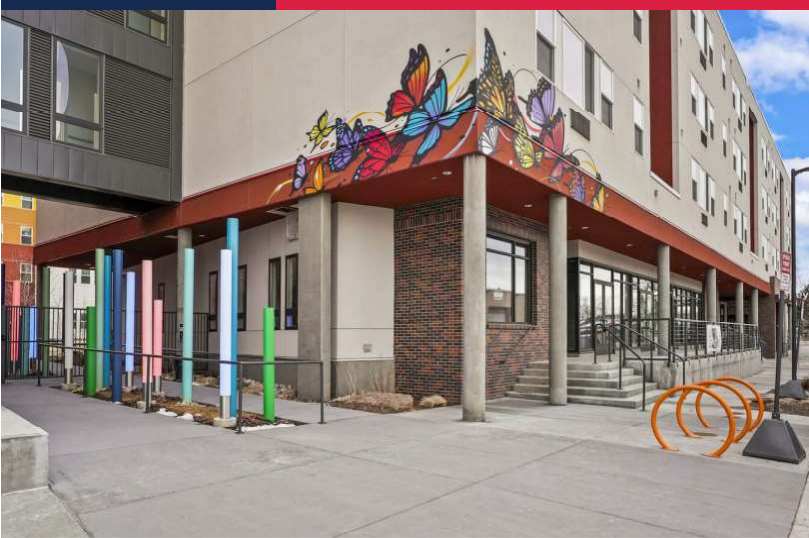


2111 E. 48th

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DENVER, CO 80216

FOR LEASE

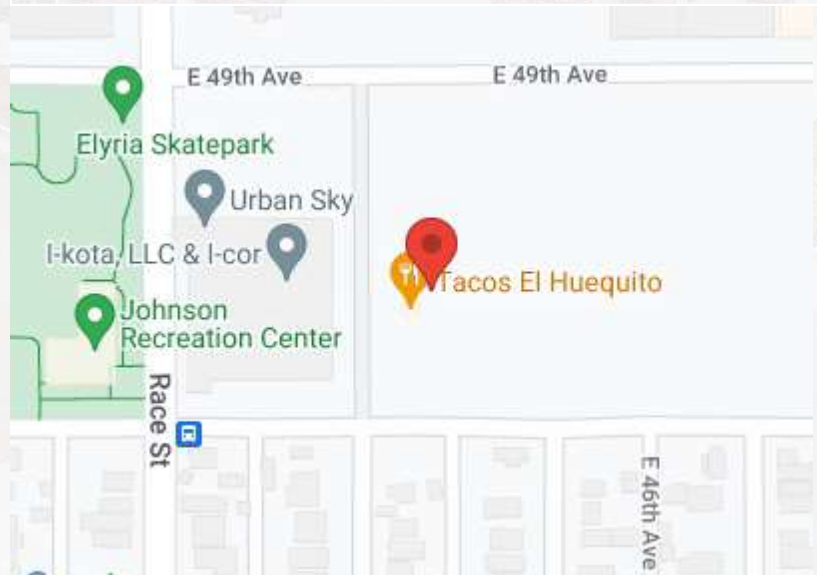


PROPERTY SUMMARY

Looking to establish your dream retail business concept? Look no further! This exceptional retail space is now available for lease, offering an incredible opportunity to bring your vision to life. Situated in a bustling up-and-coming residential area, this space enjoys high foot traffic and quick to major highways.

- Spacious layout with ample room for displays, aisles, and customer flow.
- Large storefront windows to showcase your fresh produce and attract passersby.
- Convenient parking options for both customers and vendors.
- Flexible lease terms tailored to support your business growth.
- Ideal tenant could be a fresh food market/Carniceria.
- Immediate access to 150 household customers above.
- Steps away from 500+ future condo development.

Building SqFt	0 SqFt
Year Built	2020
Lot Size (acres)	2.18
Parcel ID	02144-04-017-017
Zoning Type	Commercial
County	Denver
Frontage	0.00 Ft
Coordinates	39.784324,-104.962018



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

ALFREDO SALCEDO

Broker

Direct: 720-369-0408

alfredo@alfredosalcedo.com

License #: 041449

RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida

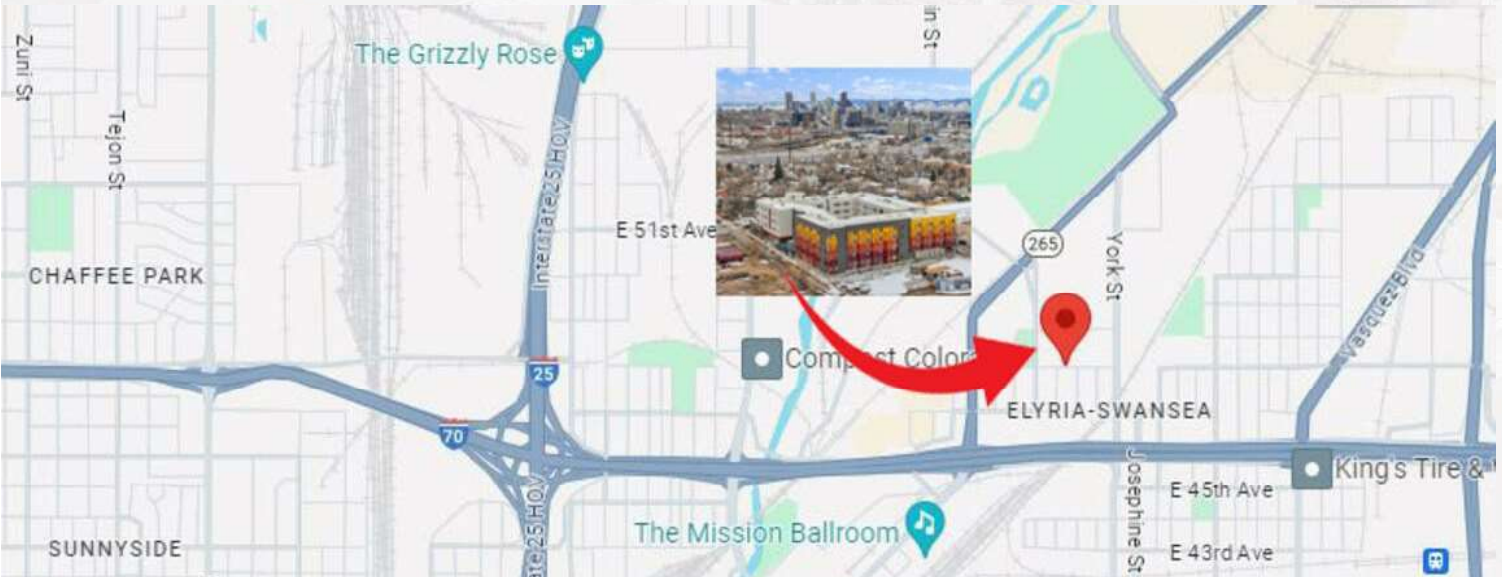


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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#100-200	Retail	\$ 28.00 Annual	MG	3,320 SF	Negotiable



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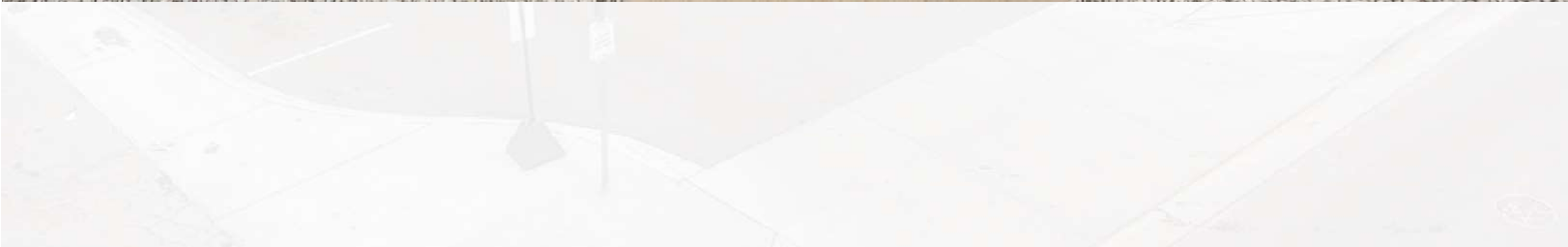
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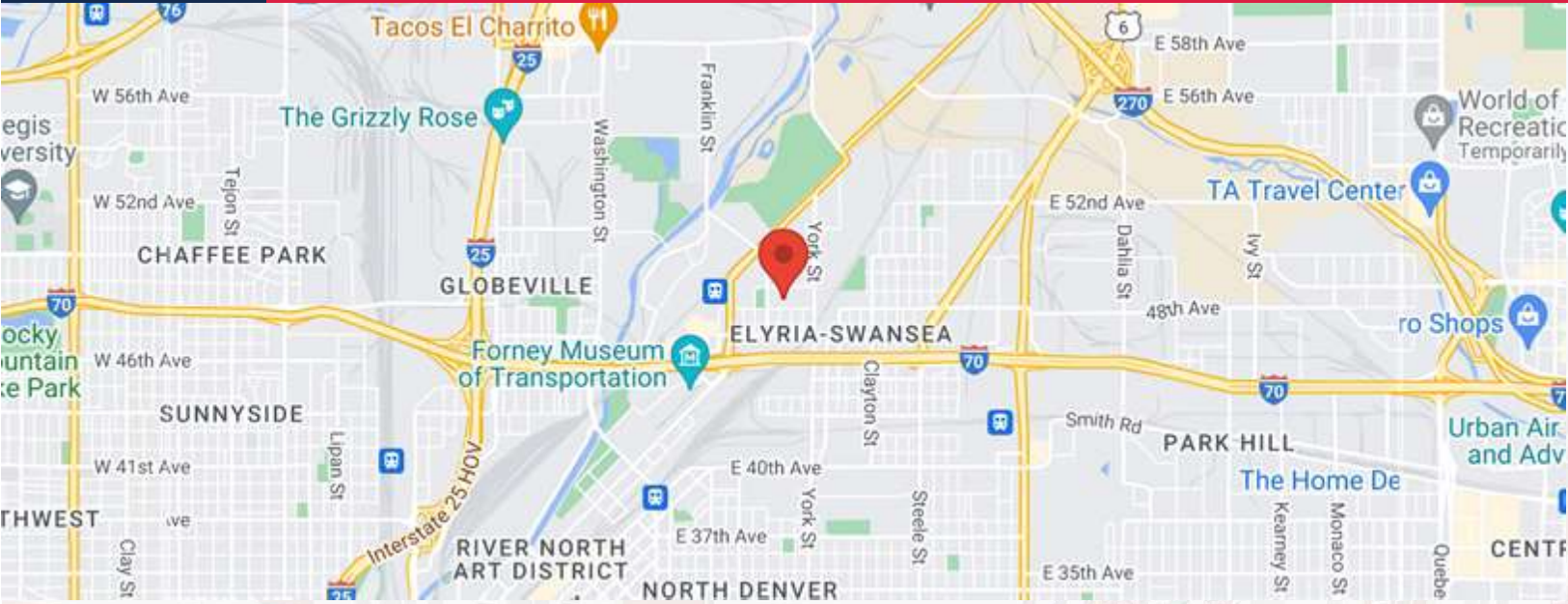


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,107	81,298	314,525
2010 Population	6,712	84,300	325,849
2023 Population	6,619	112,095	407,745
2028 Population	10,124	126,255	432,368
2023-2028 Growth Rate	8.87 %	2.41 %	1.18 %
2023 Daytime Population	11,872	184,712	583,147

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	242	6,002	18,697
\$15000-24999	151	2,695	9,667
\$25000-34999	139	2,373	9,634
\$35000-49999	249	3,759	16,155
\$50000-74999	343	7,243	28,124
\$75000-99999	281	6,946	22,450
\$100000-149999	303	9,983	34,687
\$150000-199999	112	6,404	21,502
\$200000 or greater	177	7,927	29,920
Median HH Income	\$ 63,634	\$ 89,968	\$ 88,032
Average HH Income	\$ 93,278	\$ 127,835	\$ 129,471

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,875	28,780	133,530
2010 Total Households	1,830	34,973	146,519
2023 Total Households	1,997	53,338	190,841
2028 Total Households	3,128	60,971	205,138
2023 Average Household Size	3.26	2.02	2.09
2023 Owner Occupied Housing	905	19,910	87,998
2028 Owner Occupied Housing	963	20,846	91,343
2023 Renter Occupied Housing	1,092	33,428	102,843
2028 Renter Occupied Housing	2,165	40,125	113,795
2023 Vacant Housing	86	6,367	19,006
2023 Total Housing	2,083	59,705	209,847

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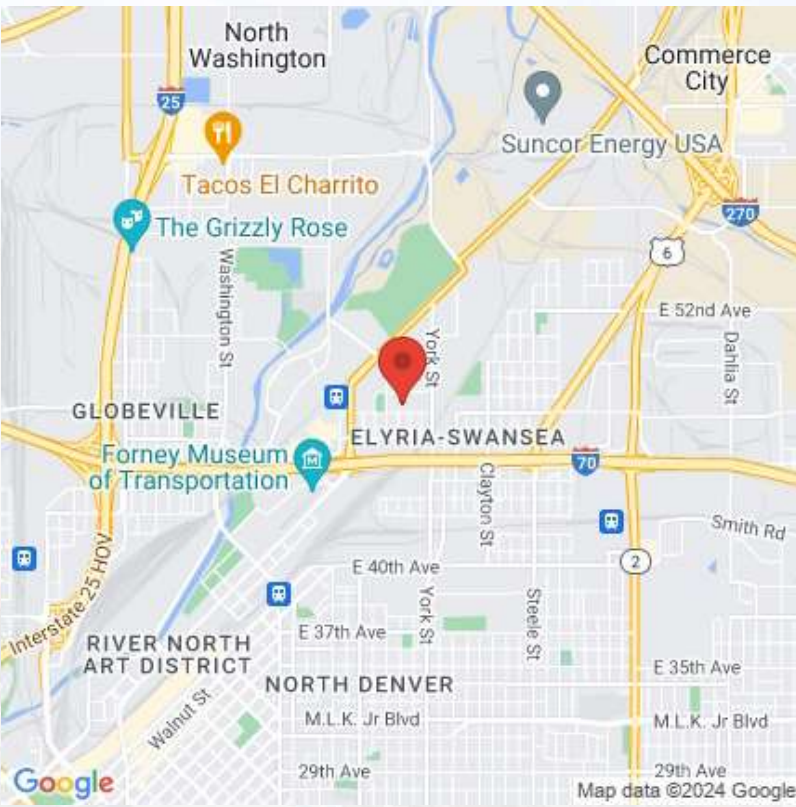
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CITY OF DENVER

COUNTY	DENVER
INCORPORATED	11/6/1861

AREA

CITY	154.7 SQ MI
LAND	153.1 SQ MI
WATER	1.7 SQ MI
ELEVATION	5130 FT

POPULATION

POPULATION	715,522
ESTIMATE (NULL)	{{INCREASENEUTRAL}}
RANK	60
DENSITY	4,674.00 SQ MI
URBAN	2,686,147

ABOUT DENVER

Denver (DEN-vər) is a consolidated city and county, the capital, and most populous city of the U.S. state of Colorado. Its population was 715,522 at the 2020 census, a 19.22% increase since 2010. It is the 19th-most populous city in the United States and the fifth most populous state capital.



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