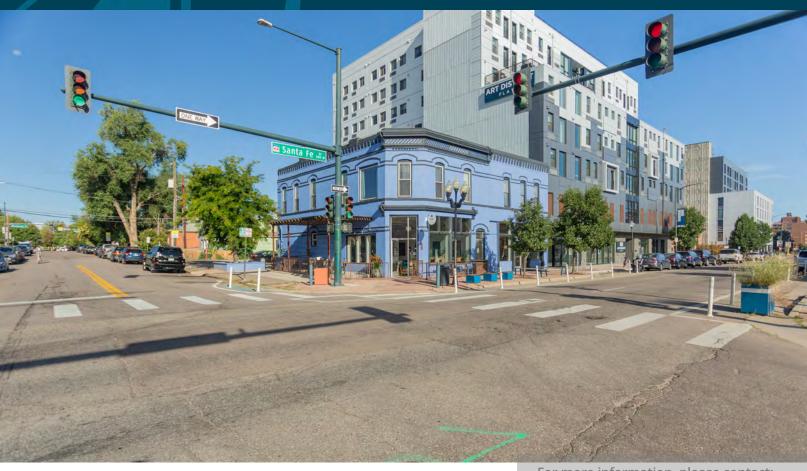
## **2nd FLOOR SPACE FOR LEASE**

1201 N Santa Fe Drive Denver, CO 80204





# 1,051 - 2,248 SF AVAILABLE ON 2ND FLOOR LEASE RATE: \$26.70/SF

#### **PROPERTY OVERVIEW**

Property Type:	Mixed Use	
Available SF:	1,051 - 3,452 SF	
Est CAMs:	\$8/SF	
Lease Type:	NNN	
Available Units:	2	
Parking;	2 Surface (4 bumper to bumper)	
Traffic Counts:	31,000 VPD	
Year Renovated:	2024	
Zoning:	C-MS-5	

#### **PROPERTY/AREA DETAILS**

1201 N Santa Fe Drive, Denver, CO is a mixed-use retail property available for lease in the heart of the Santa Fe Art District. 12th & Santa Fe is a stop light intersection surrounded by a flourishing creative district. 1,051SF-2,248SF of the 2nd floor finishing renovation Q4 2024.

For more information, please contact:

#### **CARLOS VALENCIA**

Advisor 720.638.5418 CValencia@PinnacleREA.com

#### **Pinnacle Real Estate Advisors**

One Broadway Suite A300 Denver, CO 80203 303.962.9555 | www.pinnaclerea.com



## **FOR LEASE**

1201 N Santa Fe Drive Denver, CO 80204



#### **PROPERTY HIGHLIGHTS**

- High Ceilings, Exposed Ductwork, & Natural Light
- Off-Street Parking
- Corner Lot
- Stoplight Exposure at 12th & Santa Fe



1201 N Santa Fe Drive, Denver, CO is a mixed-use retail property available for lease in the heart of the Santa Fe Art District. 1,051SF-2,248SF of the 2nd floor will finish renovation Q4 2024.



The property is zoned C-MS-8 which allows for a variety of uses. The space includes 2 surface parking spaces (4 bumper to bumper) on site in the rear of the building and walking distance to many restaurants, coffee shops, and retail.

12th & Santa Fe is a stop light intersection surrounded by a flourishing creative district as well as a flourishing residential neighborhood. The Santa Fe Art District neighborhood demographics are ideal for any type of retail. Santa Fe Drive provides direct access North for residents coming into Downtown. 8th Avenue provides excellent access West to 6th Avenue, Lakewood, Golden, and the mountains. 1201 Santa Fe is walking distance to the Osage light rail station as well as multiple transit lines.

For more information, please contact:

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## **FOR LEASE**

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#### **AREA DEMOGRAPHICS:**



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1 Mile 5,081 3 Mile 24,881 5 Mile 67,752



Households

1 Mile 2,9873 Mile 16,1405 Mile 42,233



Average HH Income

1 Mile \$110,657
3 Mile \$97,282
5 Mile \$93,412

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