

FOR LEASE
12,000 SF
Retail / Industrial Flex



3801 Mariposa St.

Denver, Colorado 80211

Property Overview

- **Available immediately:** 12,000 SF retail/industrial flex building with a large fenced yard/parking lot
- **Fantastic visibility:** The property is very well located on the hard corner of 38th and Mariposa with a half city block of 38th frontage
- **Prime Sunnyside location:** Convenient access to amenitized neighborhood
- **Great Accessibility:** Easy access to I-25 & I-70, minutes from downtown core, walking distance to lightrail
- **Extra Storage:** Optional 1,312 Warehouse can be rented for same rate



Property Facts

Building Size	12,000 SF
Retail Size	5,500 SF
Warehouse Size	6,500 SF
Year Built	1956
Zoning	U-MX-3
Loading	2 Drive in Doors
Estimated NNNs	\$5.99/SF

Lease Rate: \$15.00/SF NNN

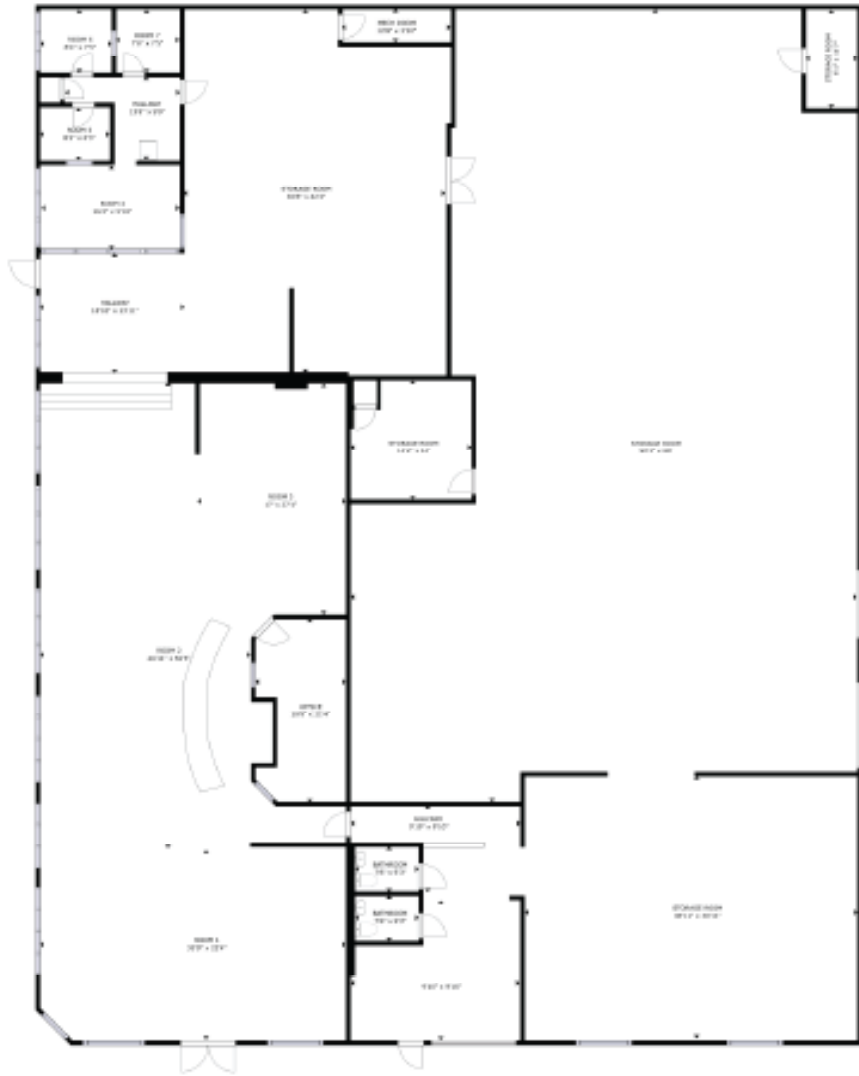
Solomon Stark
303 565 3032
sstark@shamesmakovsky.com

Joey Gargotto
303 842 5767
jgargotto@shamesmakovsky.com

Interior Photos



Floor Plan



Parking Count

Approximately 12 Spaces

Please inquire to discuss parking count

CENTRAL URBAN LOCATION



Demographics

	1 MI	3 MI	5 MI
CURRENT POPULATION	30,645	195,040	450,116
2028 POPULATION (Est.)	31,807	197,534	450,972
AVG. HH INCOME	\$118,464	\$104,565	\$100,944
DAYTIME EMPLOYEES	10,414	211,361	356,725

NAI Shames Makovsky

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