

FOR LEASE

Highly Visible Retail



347 | 349 | 351 S. Colorado Blvd.
Denver, CO 80246



Property Overview

- Centrally located retail spaces available for lease
- Prominent monument signage and very strong store front visibility along Colorado Boulevard, in one of Denver Metro's busiest retail corridors
- Surrounded by multiple national tenants including Super Target, 24 Hour Fitness, Wells Fargo, Walgreen's, Amish Furniture, PetSmart and more
- Close proximity to Cherry Creek Shopping District
- Very Walkable (86/100)

Available SF:	Unit 351: 2,052 SF
	Unit 349: 833 SF
	Unit 347: 765 SF
Building SF:	9,930 SF
Lot Size:	18,108 SF
Zoning:	E-MX-3
Parking Ratio:	3.70/1,000

Lease Rate:
\$30.00/SF NNN

Estimated Expenses: \$15.24/SF

**Shames
Makovsky**

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351 S. Colorado
2,052 SF



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2,052 SF



RETAIL FOR LEASE

345-351 S. Colorado

Denver, CO 80246



Demographics

	1 Mile	3 Mile	5 Mile
Population	21,222	211,948	545,513
Avg. Household	\$135,505	\$113,819	\$104,189
Daytime Population	31,039	152,700	394,711

Traffic Counts

	Vehicles/Day
Colorado Blvd @ Alameda	49,137
Alameda Ave @ Colorado Blvd	37,128

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