

RETAIL FOR SUBLEASE

TURNKEY GELATO/ICE CREAM SHOP

4044 E 8TH PL, DENVER, CO 80220



TRANSWORLD®
Commercial Real Estate



CLASS A SUBLEASE OPPORTUNITY

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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Commercial Real Estate

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PROPERTY SUMMARY

Gelato Boy
4044 E 8th Pl, Denver, CO 80220



Design Highlights

Property Type:	Power Center/Retail
Unit #:	1B1-R-05
Square Feet:	979 SF
Rental Rate:	Negotiable
NNNs:	Yes
Build Out:	Gelato/Ice Cream
Occupancy:	Immediate
Term:	November 30, 2029

Property Overview

4044 E 8th Place presents a unique opportunity to secure nearly 1,000 square feet of premium retail space in a high-visibility, contemporary building in Denver. The property's modern storefront features expansive glass, prominent signage, and inviting outdoor seating, creating excellent curb appeal and a welcoming customer atmosphere. Currently home to a popular dessert retailer, the space benefits from an existing buildout suitable for food, beverage, or a variety of retail uses. With a lease active through November 2029, this asset offers reliable cash flow and an attractive, turnkey environment for investors or future tenants seeking a stable, strategic Denver location.

Location Overview

Situated in the heart of East Denver, 4044 E 8th Place enjoys a vibrant urban setting surrounded by established neighborhoods and great co-tenants AMC Theater, Postino, Cava and Hopdaddy. The property is just steps from Colorado Boulevard and major city thoroughfares, ensuring outstanding access and visibility for both vehicular and pedestrian traffic. The 80220 submarket is renowned for its dense population, above-average household incomes, and robust commercial activity, all of which support sustainable business growth. Nearby amenities, continued area development, and strong community engagement create a dynamic environment ideal for retail and restaurant success.

PROPERTY PHOTOS

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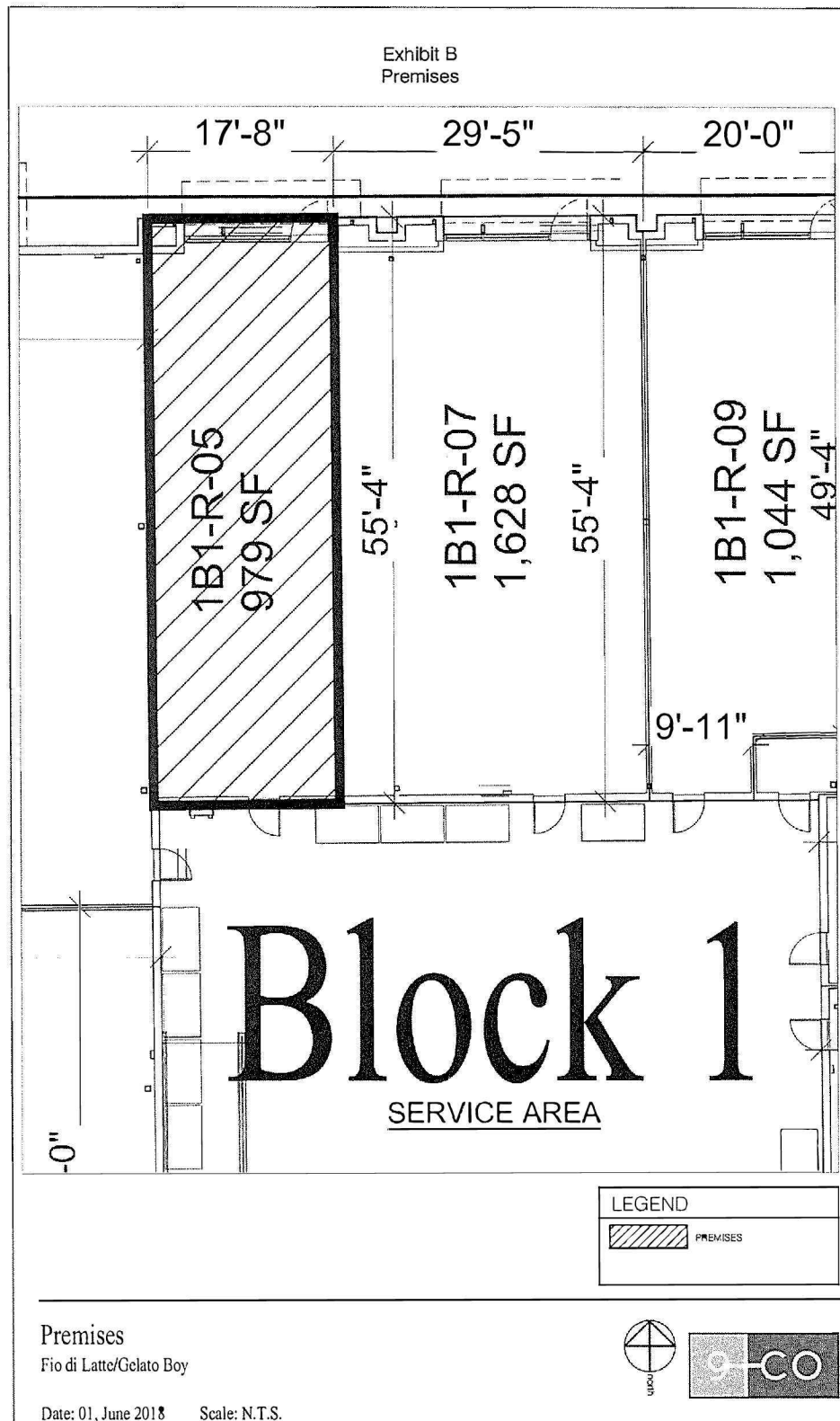


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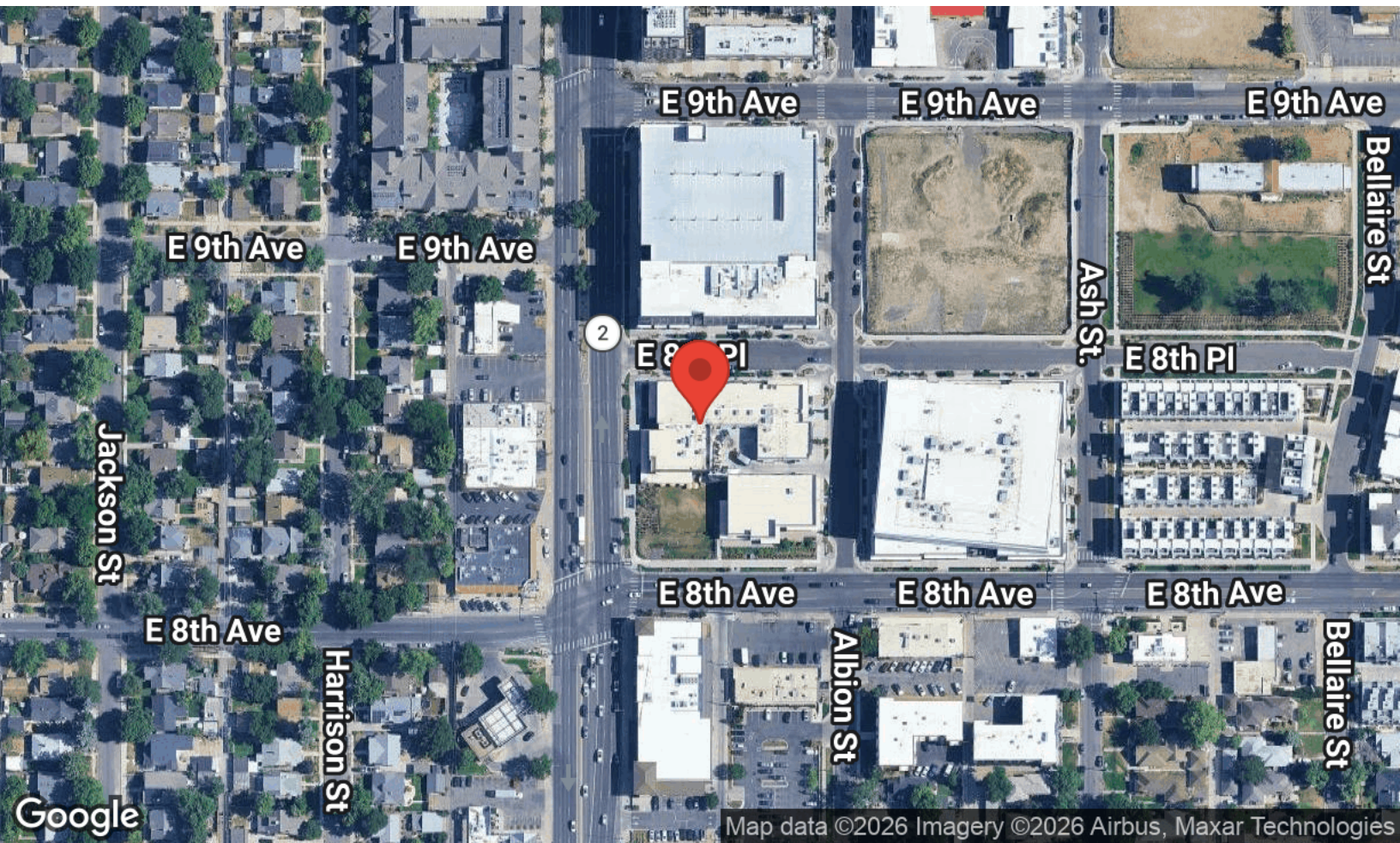
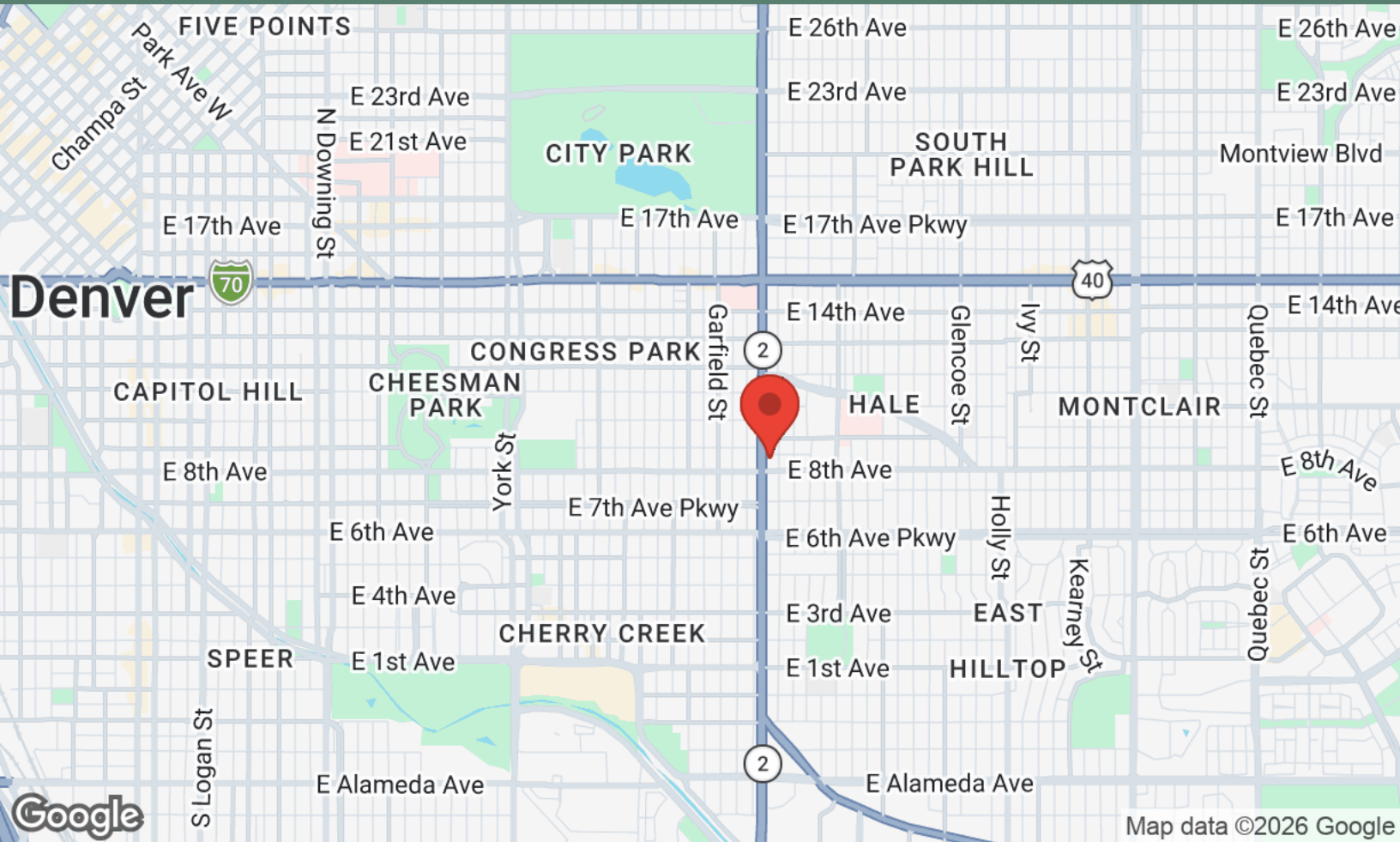
Exhibit B

PLAN DEPICTING THE PREMISES AND THE SERVICE AREA



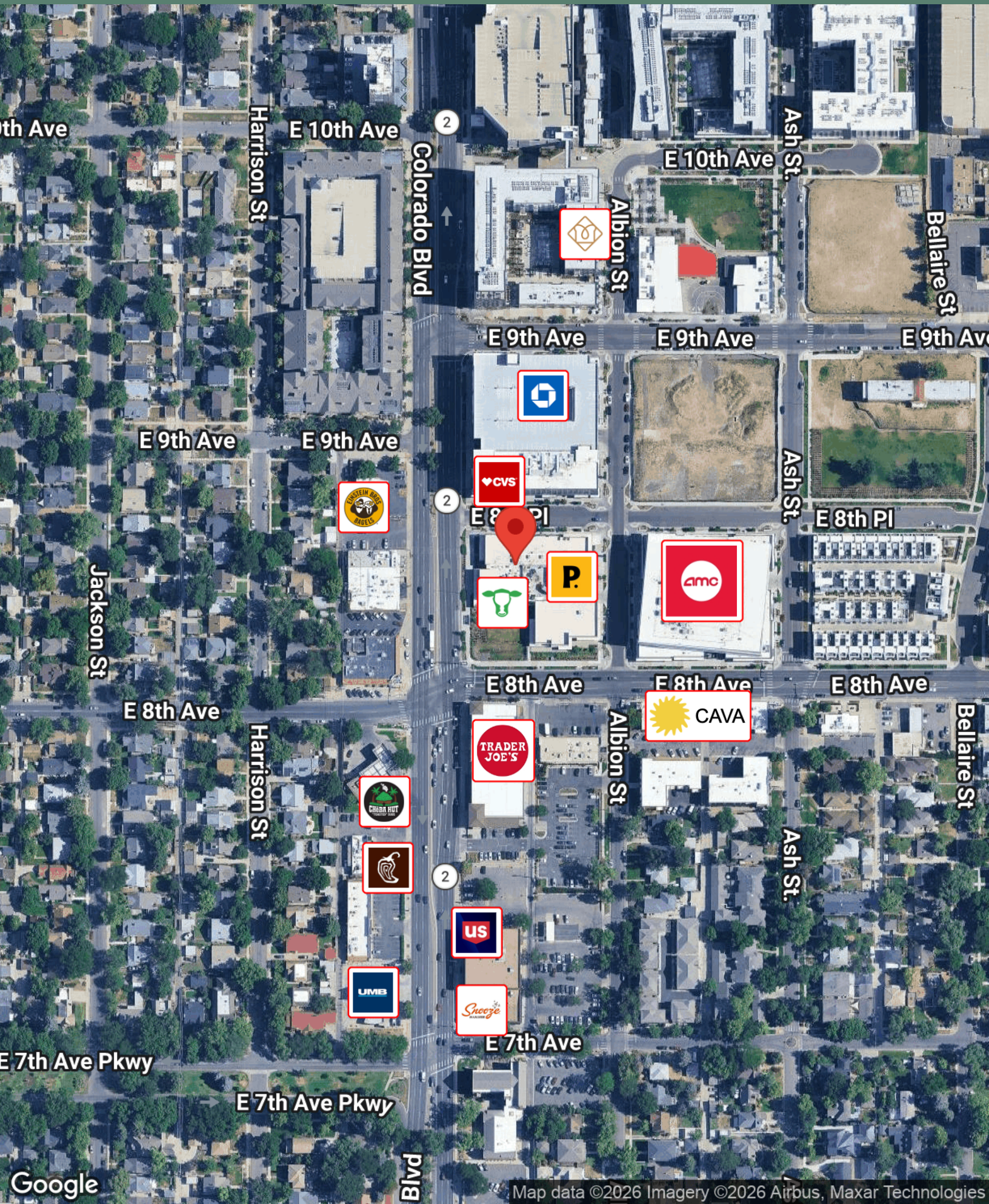
LOCATION MAPS

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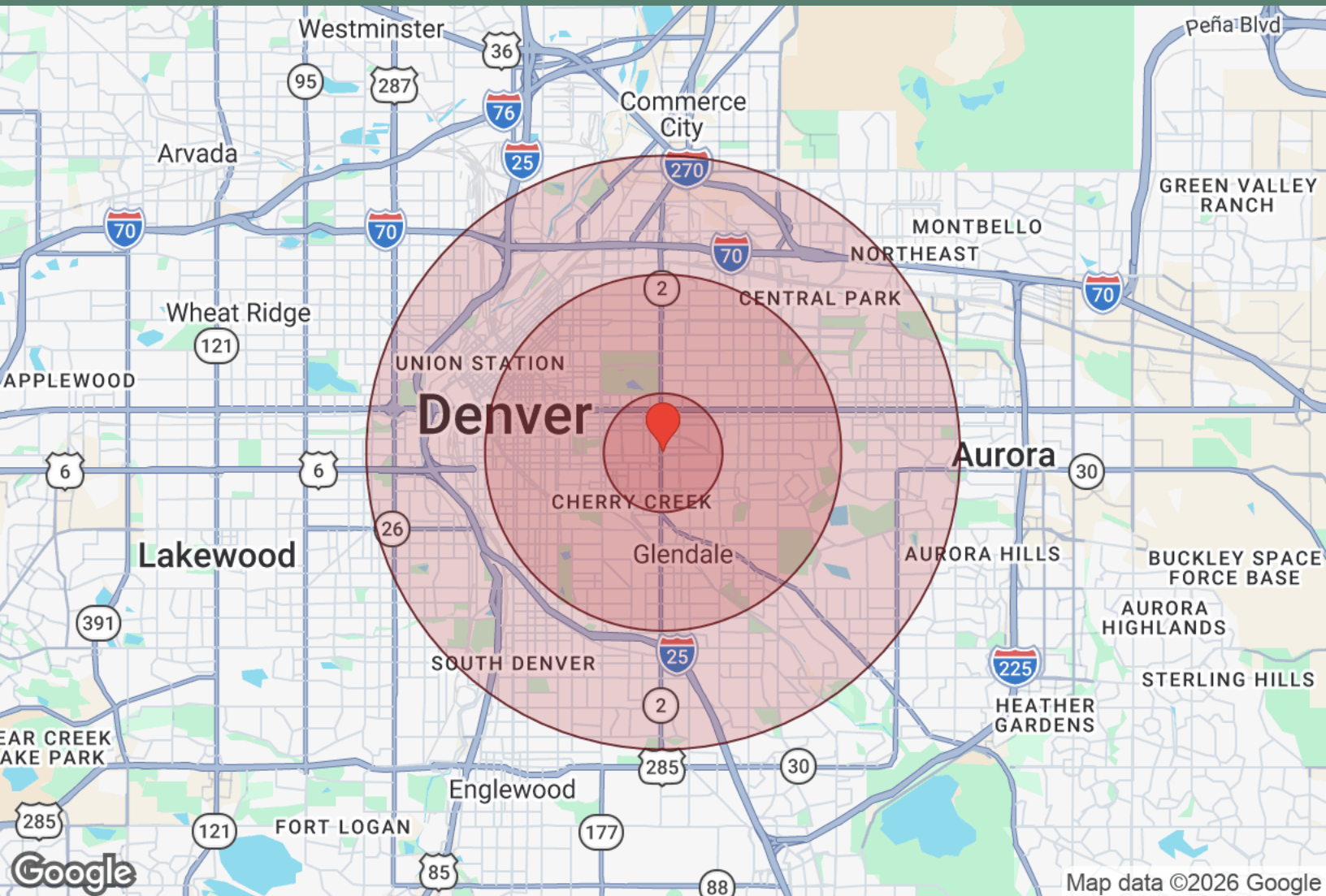
BUSINESS MAP

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DEMOGRAPHICS

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Distance:  1 Mile  3 Miles  5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	12,626	115,846	279,740
Female	13,085	111,611	260,181
Total Population	25,711	227,457	539,921

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	18,820	147,642	307,917
Black	1,316	22,655	58,203
Am In/AK Nat	54	637	1,944
Hawaiian	5	114	486
Hispanic	3,710	40,351	130,715
Asian	956	8,598	23,109
Multiracial	807	6,983	16,198
Other	36	478	1,350

Housing	1 Mile	3 Miles	5 Miles
Total Units	15,800	137,862	296,513
Occupied	13,716	121,245	262,827
Owner Occupied	7,012	52,096	107,112
Renter Occupied	6,704	69,149	155,715
Vacant	2,085	16,617	33,685

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,210	27,473	75,920
Ages 15 - 24	1,655	18,813	57,867
Ages 25 - 54	13,972	126,710	289,249
Ages 55 - 64	2,668	21,525	48,290
Ages 65+	4,205	32,937	68,596

Income	1 Mile	3 Miles	5 Miles
Median	\$122,921	\$105,544	\$99,031
Under \$15k	526	8,553	21,075
\$15k - \$25k	585	5,473	12,023
\$25k - \$35k	515	5,852	12,953
\$35k - \$50k	1,031	8,360	19,282
\$50k - \$75k	1,690	16,031	34,941
\$75k - \$100k	1,478	13,807	32,394
\$100k - \$150k	2,201	20,398	43,135
\$150k - \$200k	1,300	13,593	29,767
Over \$200k	4,388	29,177	57,257



Phil Kubat
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Phil Kubat is the Principal & Managing Broker of Transworld Commercial Real Estate. Under Kubat's leadership and 15+ years of experience, stemming from roles at Transworld Commercial Real Estate, Covenant Property Group, and CoStar, Transworld Commercial Real Estate serves as a strategic partner to clients for their commercial real estate acquisitions and dispositions.

As a commercial agent, Phil is responsible for providing clients with a streamlined and unparalleled service experience. Phil's clients will benefit tremendously from his partnership with Transworld Business Advisors – Rocky Mountain, Colorado's top business brokerage firm, by providing a holistic suite of services for professionals and entrepreneurs from a collaborative team environment.

In his off hours, Phil enjoys hiking, skiing, golfing, and living life to the fullest alongside his family and friends.