



FOR LEASE

5075 Leetsdale

**5075 LEETSDALE DR
DENVER, CO 80246**

Centrally located retail spaces just south of the Hilltop neighborhood in Denver, Colorado are available for lease. The subject property is a retail strip center located one block east of Colorado Boulevard along South Leetsdale Drive. Hilltop's reputation is propped up by well-regarded schools, safe streets, and proximity to Cherry Creek. Nearby parks include 4 Mile Historic Park, Four Mile Historic Park, and Creekside Park.



Building SqFt	17,800 SqFt
Year Built	2001
Lot Size (acres)	1.58
Parcel ID	06181-23-024-000
Zoning Type	Commercial
County	Denver
Frontage	0.00 Ft
Coordinates	39.708759,-104.928081

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Ample parking available with over 84 parking spaces for shoppers and employees.
- Heavy Traffic Exposure with a Traffic Count of 45,500 cars per day (Source: DRCOG - 2021)
- CAMs Expense: \$16.25 PSF
- Located just south of the Hilltop neighborhood

RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878
naweida@remax.net
License #: 025758

FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#G	Retail	Negotiable	NNN	3,160 SF	Negotiable
#I	Retail	Negotiable	NNN	2,573 SF	Negotiable

RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida

NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878
naweida@remax.net
License #: 025758

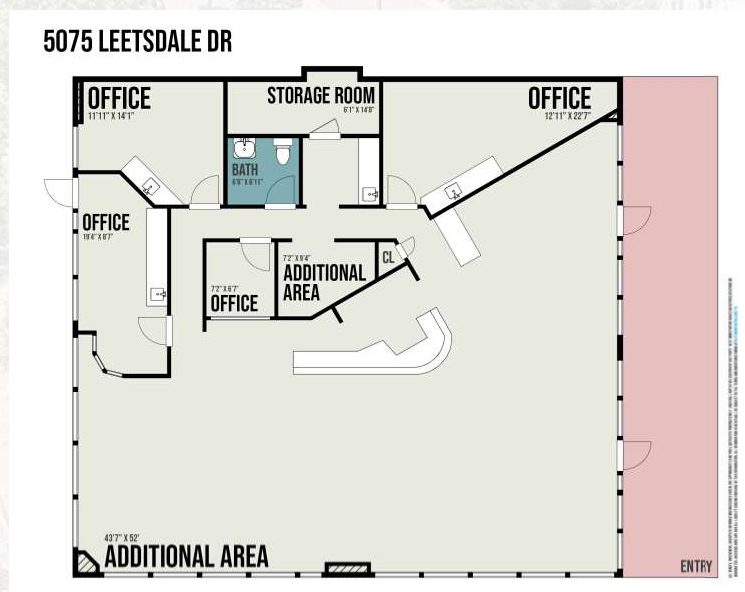


FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246

G

I



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

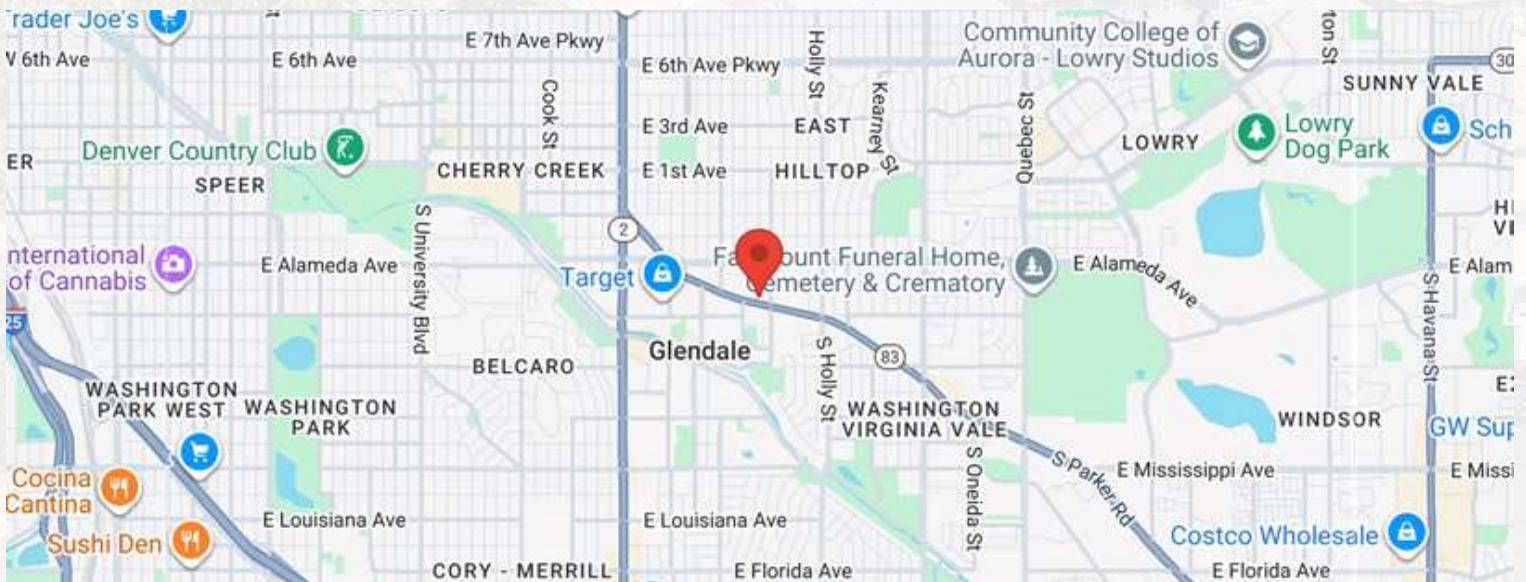
FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,038	172,019	439,003
2010 Population	18,652	181,382	465,023
2025 Population	21,066	213,061	562,933
2030 Population	21,559	215,336	582,635
2025-2030 Growth Rate	0.46 %	0.21 %	0.69 %
2025 Daytime Population	29,509	234,156	699,609

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	691	7,617	22,071
\$15000-24999	342	4,478	13,123
\$25000-34999	464	4,723	12,610
\$35000-49999	901	8,419	21,206
\$50000-74999	1,665	14,655	38,212
\$75000-99999	1,079	11,539	29,326
\$100000-149999	1,626	16,730	42,961
\$150000-199999	1,023	11,421	29,824
\$200000 or greater	2,764	24,141	53,442
Median HH Income	\$ 103,223	\$ 100,949	\$ 94,632
Average HH Income	\$ 163,732	\$ 154,570	\$ 140,217

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,065	89,007	204,828
2010 Total Households	9,460	92,278	218,459
2025 Total Households	10,554	103,724	262,775
2030 Total Households	10,766	104,686	272,933
2025 Average Household Size	1.99	2.01	2.1
2025 Owner Occupied Housing	3,890	44,759	105,285
2030 Owner Occupied Housing	3,942	45,759	108,548
2025 Renter Occupied Housing	6,664	58,965	157,490
2030 Renter Occupied Housing	6,824	58,927	164,385
2025 Vacant Housing	1,093	8,876	25,074
2025 Total Housing	11,647	112,600	287,849



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida

NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878
naweida@remax.net
License #: 025758



FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

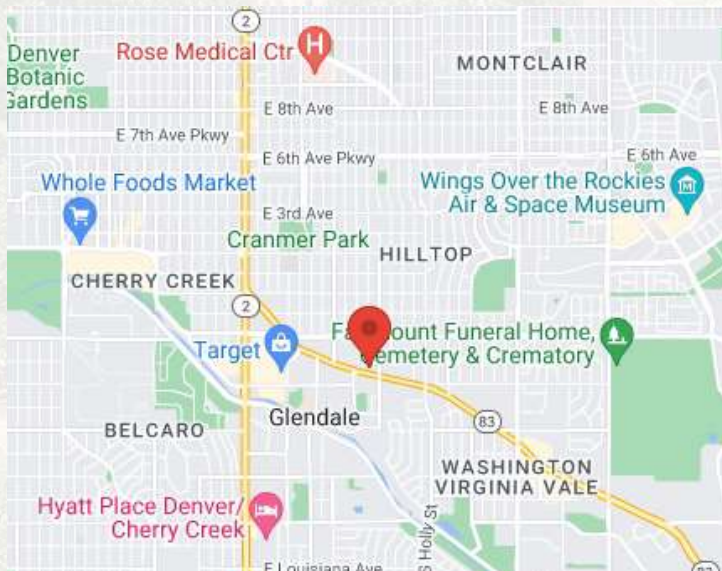
FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



ABOUT DENVER

Denver (DEN-ver) 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.



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

RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

FOR LEASE

5075 Leetsdale
5075 LEETSDALE DR
DENVER, CO 80246



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758