

4600

LIPAN STREET

DENVER, CO 80211

FOR LEASE



FOR LEASE | Freestanding Retail

Sunnyside Neighborhood

Property Overview

- **2,104 SF Freestanding Retail Building for Lease** - Rare small-format standalone building in Denver's Sunnyside neighborhood, offering identity, control, and visibility.
- **Additional 2,000 SF Basement Storage Area** - The building includes approximately 2,000 SF of basement space, offering valuable storage capacity for inventory, supplies, equipment, or other tenant needs.
- **Transferable Retail Liquor Store License** - Existing retail liquor store license may be transferable to a qualified tenant, subject to City and State approval.
- **Prominent North Denver Location** - Positioned in the heart of Sunnyside, one of Denver's established and evolving urban neighborhoods with a strong surrounding residential base and continued redevelopment activity.
- **Excellent Regional Access** - Convenient access to I-70, I-25, Downtown Denver, LoHi, Berkeley, Globeville, and the broader North Denver trade area.
- **Highly Visible Corner Presence** - Located at a key neighborhood intersection, providing strong street presence and an opportunity for tenant branding/signage.
- **Urban Infill Setting with Neighborhood Feel** - Benefits from the walkable, residential character of Sunnyside while remaining minutes from Denver's major commercial corridors and employment centers.



Property Facts

BUILDING SIZE	2,104 SF
LOT SIZE	6,250 SF
ZONING	I-A
PARKING	CONTACT BROKER
NNN (Est.)	\$2,107.67/MONTH

Lease Rate: \$4,500/Month NNN

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Makovsky**

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PHOTOS



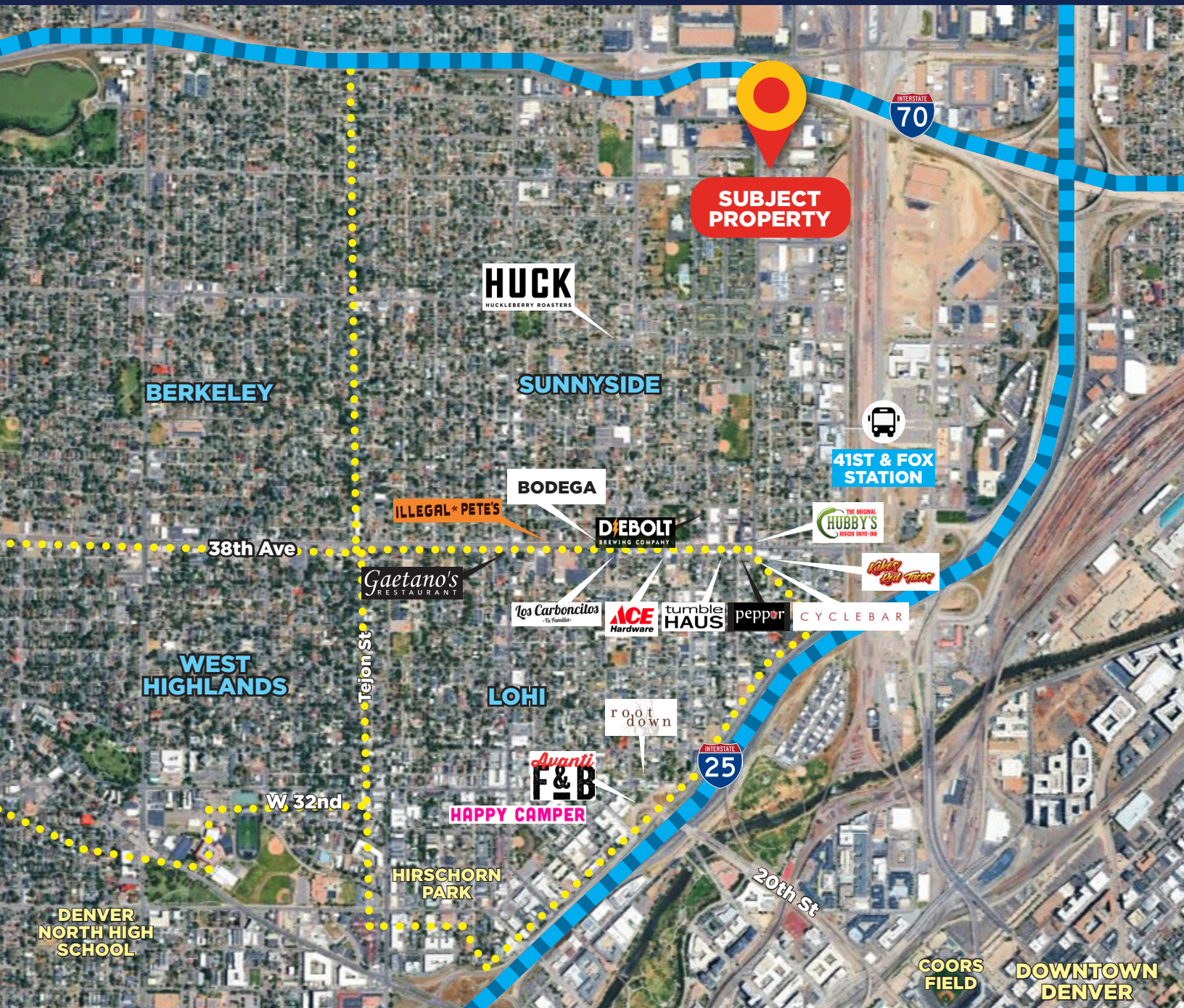
SITE



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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

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