

Leetsdale Shopping Center

6603 Leetsdale Dr | Denver, CO 80224



FOR LEASE

AVAILABLE

Unit G

- 1,680 SF
- \$24.00/SF + \$11.98/SF NNN
- Monthly: \$5,037
- Available: 4/1/2025

ZONING

S-CC-3

CONTACT

Jack Lazzeri

303.295.4841 | jack.lazzeri@srsre.com

ABOUT THE PROPERTY

- Last unit left, 1,680 SF former retail/office unit.
- Located at the intersection of Leetsdale (45,300 VPD) and Monaco (28,394 VPD), this center is shadow-anchored by King Soopers and Hobby Lobby.
- Perfectly positioned to capture the high-end neighborhoods of Hilltop (\$215,780 avg HH income), Lowry (\$156,248 avg HH income), and Virginia Village (\$99,721 avg HH income).
- 40-space employee parking lot in back of building allows for ample parking for customers.

TRAFFIC COUNTS

Leetsdale Dr 45,300 VPD
S Monaco Street Pkwy 28,394 VPD
Year: 2024 | Source: esri

NEARBY RETAILERS



metroPCS.



DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	21,973	197,636	537,685
Daytime Population	16,477	215,207	614,126
Avg. Household Income	\$109,160	\$125,152	\$122,149
Estimated Households	10,169	92,307	249,956

Year: 2024 | Source: Esri

Leetsdale Shopping Center

6603 Leetsdale Dr | Denver, CO 80224



Suite	Tenant	SF
A	Metro PCS	900
AA	Vida Nails	822
B	Chicken Teriyaki	1,191
C	Floyd's 99	1,400
D	Lemon Massage	1,290
E	Productividad Taxes	880
F	Mama Africa Cafe	1,400
G	AVAILABLE	1,680
H-K	Mile High Senior Care	5,505

Leetsdale Shopping Center

6603 Leetsdale Dr | Denver, CO 80224



UNIT G, 1,680 SF
\$24/SF NNN + \$11.98/SF NNN (\$5,037/MO)



Leetsdale Shopping Center

6603 Leetsdale Dr | Denver, CO 80224



DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	21,973	197,636	537,685
2028 Projected Population	22,122	196,702	548,127
Projected Annual Growth 2024 to 2028	0.14%	-0.09%	0.39%

Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	16,477	215,207	614,126
Workers	7,273	132,117	394,833
Residents	9,204	83,090	219,293

Income

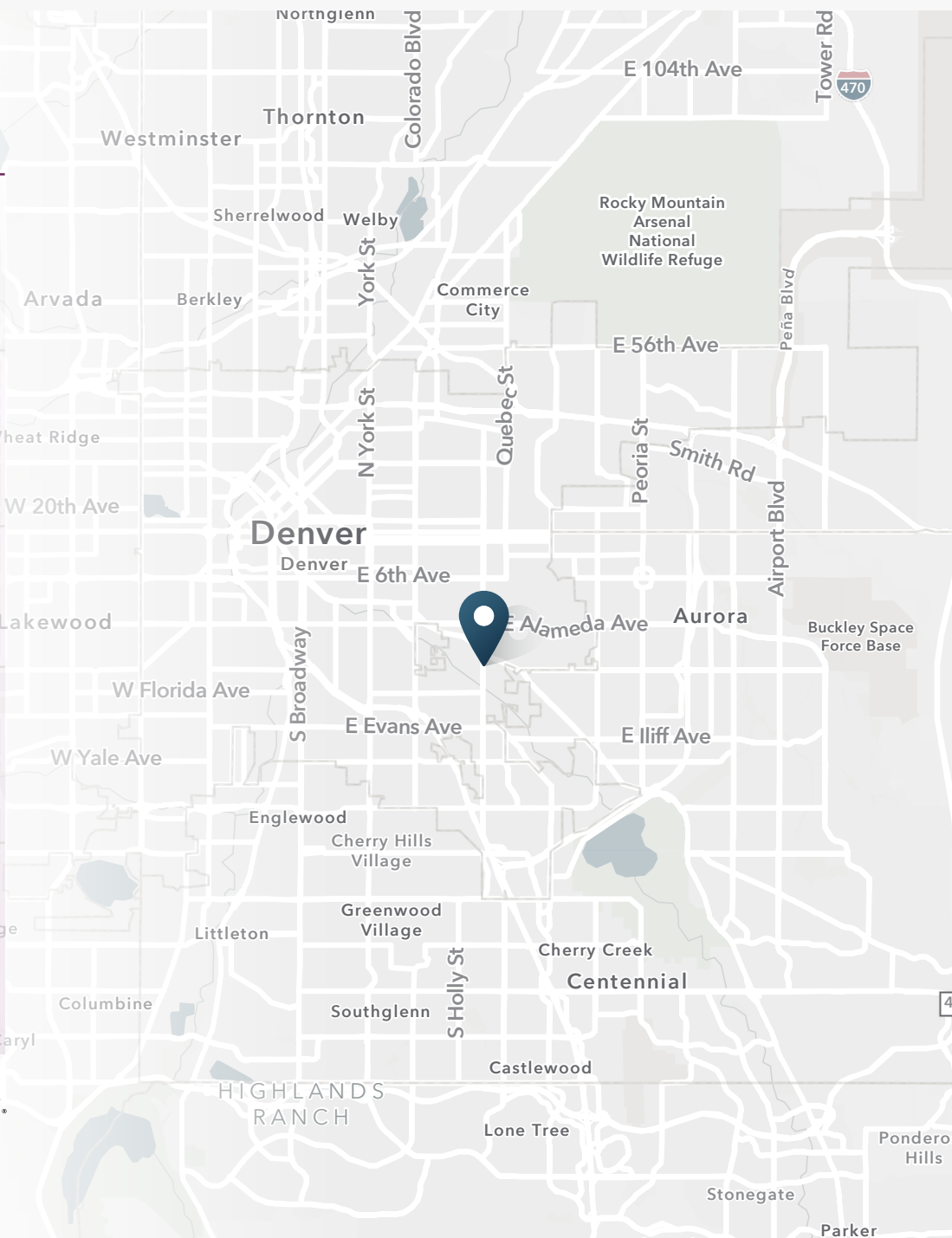
	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$109,160	\$125,152	\$122,149
2024 Est. Median Household Income	\$70,555	\$79,285	\$78,863

Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	10,169	92,307	249,956
2028 Projected Households	10,286	92,331	256,938
Projected Annual Growth 2024 to 2028	0.23%	0.01%	0.55%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	62%	63%	62%
2024 Est. Black or African American	15%	13%	12%
2024 Est. Asian or Pacific Islander	4%	5%	5%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	18%	18%	20%
2024 Est. Hispanic	16%	18%	20%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Deer Creek Canyon Park



SRS Real Estate Partners

1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Jack Lazzeri
303.295.4841
jack.lazzeri@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.