

FOR LEASE
12,000 SF
Retail / Industrial Flex



3801 Mariposa St.
Denver, Colorado 80211

Property Overview

• **Available Immediately**

12,000 SF retail/industrial flex building with a large fenced yard/parking lot

• **Fantastic Visibility**

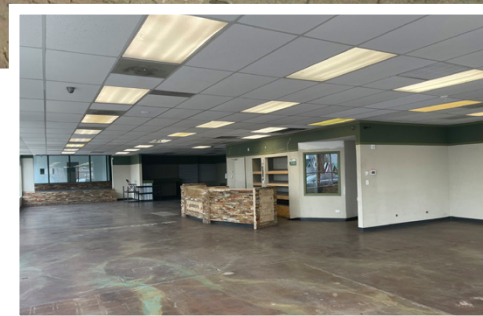
The property is very well located on the hard corner of 38th and Mariposa with a half city block of 38th frontage

• **Prime Sunnyside Location**

Convenient access to amenitized neighborhood

• **Great Accessibility**

Easy access to I-25 & I-70, minutes from downtown core, walking distance to lightrail



Property Facts

Building Size	12,000 SF
Retail Size	5,500 SF
Warehouse Size	6,500 SF
Year Built	1956
Zoning	U-MX-3
Loading	2 Drive in Doors
Estimated NNNs	\$5.99/SF

Solomon Stark

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Joey Gargotto

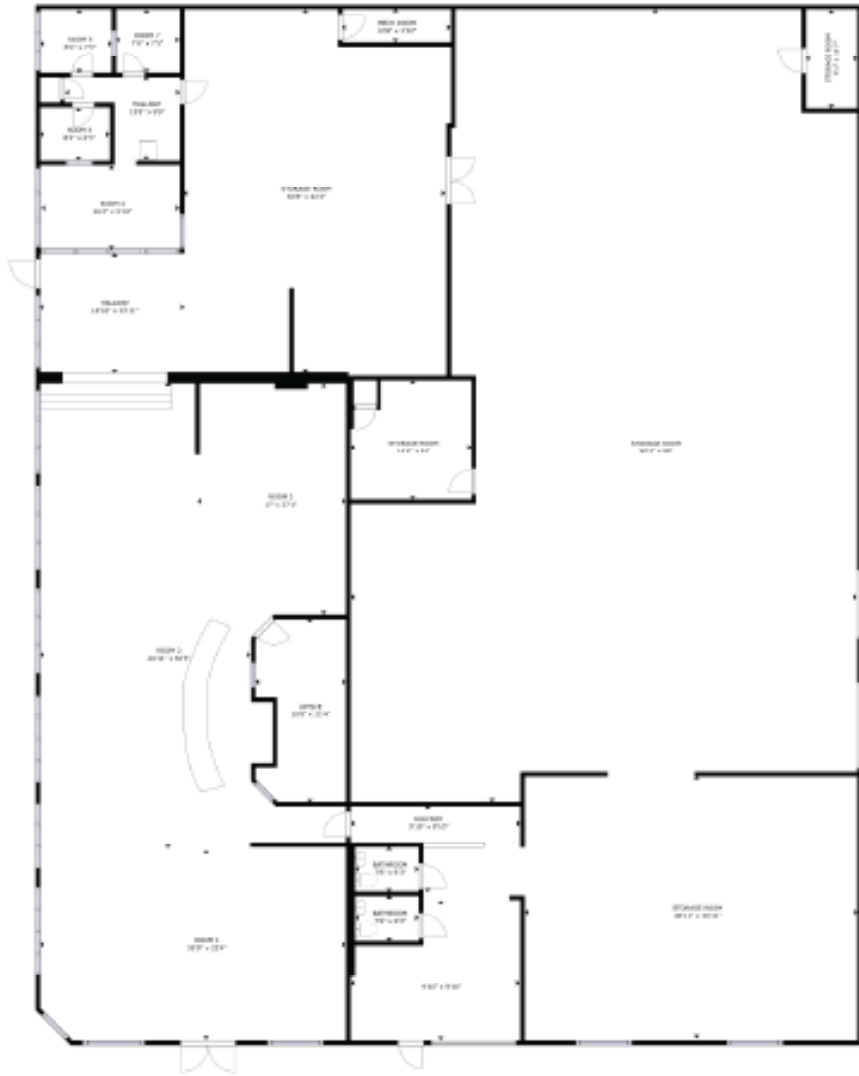
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Lease Rate: \$15.00/SF NNN

Interior Photos



Floor Plan



Fenced Yard / Parking Lot

Approximately 7,500 SF

Please inquire to discuss parking count

CENTRAL URBAN LOCATION



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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