

FOR LEASE

END-CAP RETAIL SPACE AVAILABLE

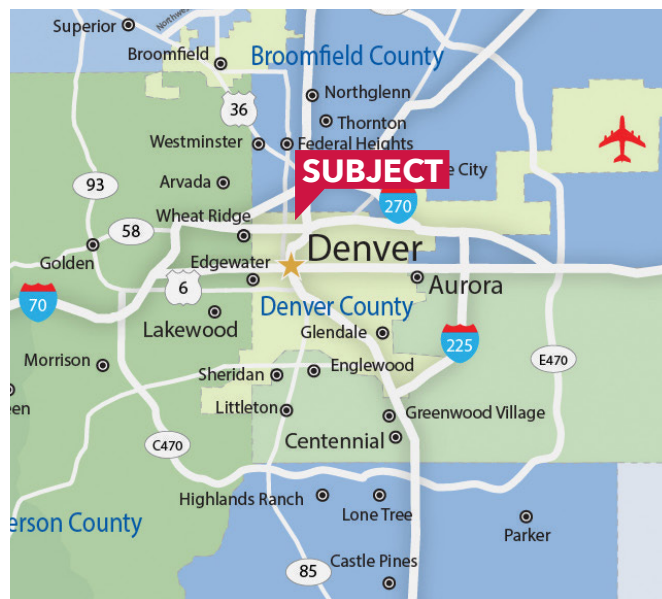
4801 PECOS STREET

DENVER, CO 80221



PROPERTY OVERVIEW

TOTAL SIZE	±1,998 SF
ZONING	B-3, Denver
YEAR BUILT	1950
PARKING	350 Spaces (6.78/1,000 SF)
NNN EXPENSE	\$12.94/SF
LEASE RATE	Please Contact Broker



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

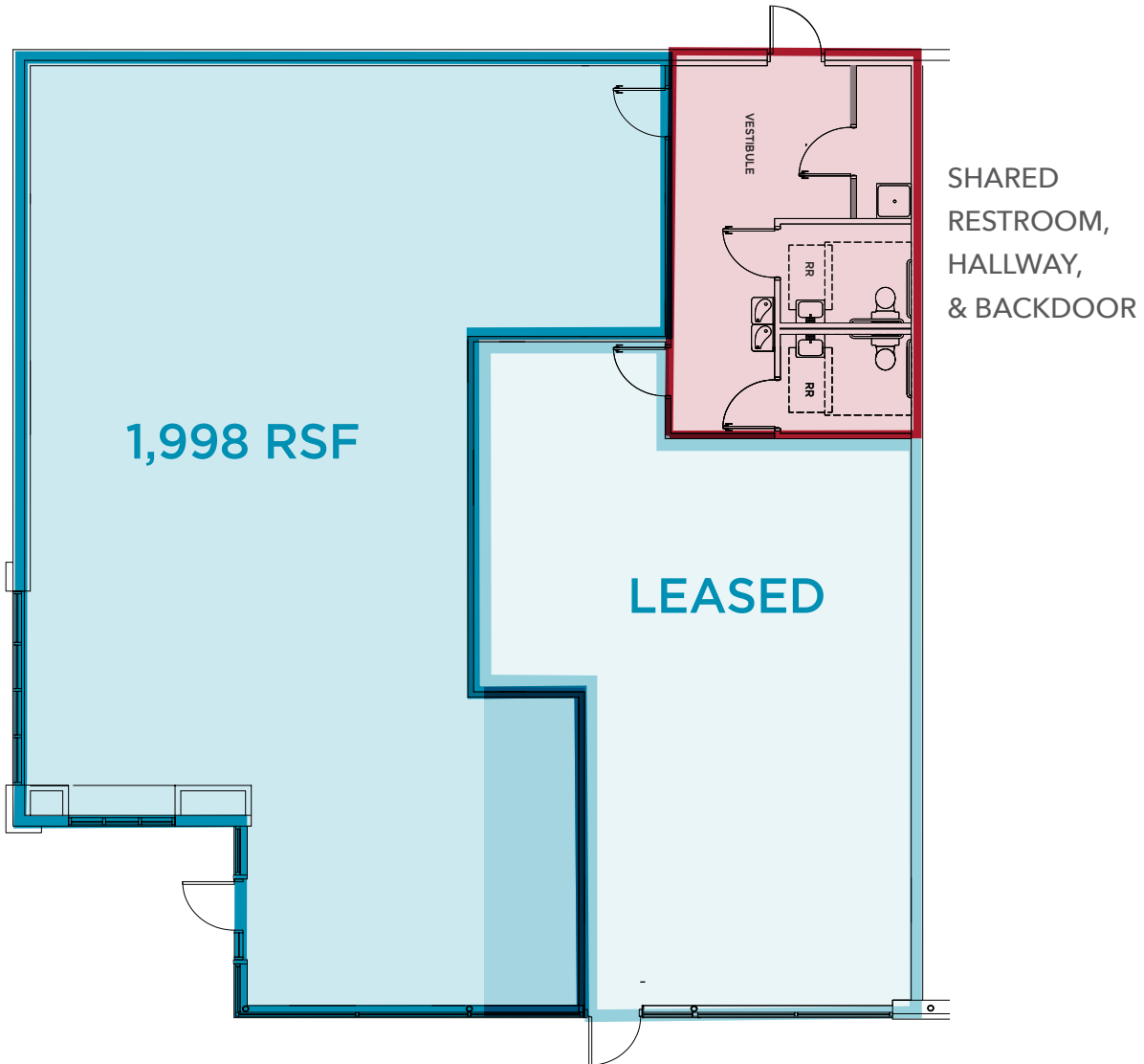
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SITE PLAN



PROPERTY HIGHLIGHTS

- Enterprise Zone
- High growth area
- Close proximity to downtown, Highlands and Sunnyside
- High visibility opportunity
- Conveniently located right off the I-70 and Pecos Street round-about
- Under-served retail trade area
- Abundant parking
- New windows, entrance, and façade
- Shared hallway, with restrooms and a back door
- Tower signage with I-70 visibility
- Monument signage
- Outside patio space possible

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AERIAL



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	14,833	162,372	451,750
Estimated Employees	7,693	163,171	356,374
Average HH Income	\$117,739	\$151,527	\$132,934
Total Households	6,010	78,925	211,566

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