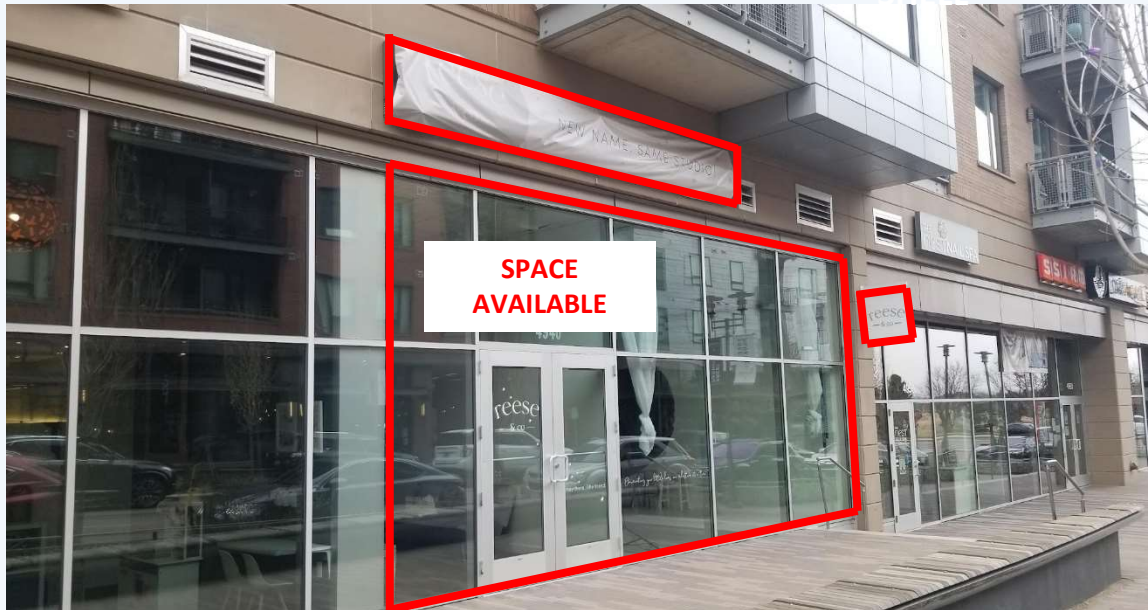


# FOR LEASE

4940 S Newport Street, Denver CO 80237

## DTC Retail Space Available

1,714 SF at Belleview Station



### HIGHLIGHTS

- Best of Denver Shopping and Dining
- Walkable Distance to Light Rail
- Quick Access to I-25
- Mixed Use Development including high end residences, hotels, retail and restaurants
- Street and Garage Parking Available

### PROPERTY FEATURES

- Space Available: 1,714 SF
- Lease Rate: \$34.50 NNN
- NNN: \$10.86
- Sublease Opportunity through 6/30/29
- County: Denver
- Building Size: 389,500 SF
- Year Built: 2018
- Zoning: T-MU-30

### 2022 DEMOGRAPHICS



RESIDENTIAL  
POPULATION

1 MILE	13,904
3 MILE	98,408
5 MILE	326,583



DAYTIME  
EMPLOYEES

1 MILE	39,888
3 MILE	107,906
5 MILE	253,532



TOTAL  
HOUSEHOLDS

1 MILE	8,068
3 MILE	44,145
5 MILE	147,394



AVERAGE  
HH INCOME

1 MILE	\$105,541
3 MILE	\$125,751
5 MILE	\$110,180

### CONTACT INFORMATION

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## TRAFFIC COUNTS

I-25 at E Union Ave N  
246,946 VPD (2020)

E Bellevue Ave at S Quebec St W  
36,904 VPD (2022)

\*source: Costar

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