




# For lease

4611 Peoria Street Unit B | Denver, CO 80239  
1,322 SF Retail Space Available

 **JLL** SEE A BRIGHTER WAY

Lorenzo Harris

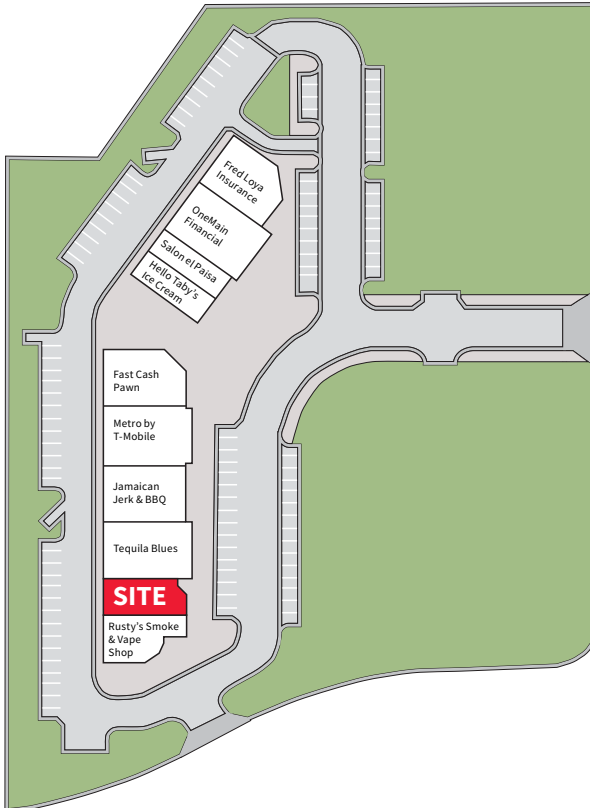
[Lorenzo.Harris@jll.com](mailto:Lorenzo.Harris@jll.com)

+1 (720) 431 9122

4611 Peoria Street / Denver, CO 80239

## Property highlights

- 1,322 SF retail space available now
- Fully built-out with bathroom
- Co-tenants include Dutch Bros, Metro PCS, and more!
- High-traffic location directly off of I-70 exit
- Surrounded by national tenants and new construction



## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	9,757	109,936	274,134
<b>Households</b>	2,988	34,947	93,331
<b>Average HH income</b>	\$87,915	\$130,704	\$119,270
<b>Daytime population</b>	20,405	122,884	280,520