

# CENTURY 21 PLAZA

1350-1390 S. Colorado Blvd., Denver, CO 80222



## PROPERTY DESCRIPTION

Most desirable retail location in metropolitan Denver. Winner of the Star Award from RMSCA for New Construction, Design, and Aesthetics.

## LOCATION DESCRIPTION

Century 21 Plaza offers fantastic visibility and exposure to S. Colorado Blvd. with excellent monument signage.

Access from full movement signalized intersections at Arkansas and Louisiana.

Parking ratio: 4.31 spaces/1,000 SF (138 parking spaces).

Strong daily traffic counts - 70,000+ vpd.

Easy access to Cherry Creek, I-25, bus stops at Louisiana, Florida, and Arkansas.

Light rail station 1 mile away. Close proximity to some of Denver's finest neighborhoods including Hilltop, Crestmoor, Belcaro, Bonnie Brae, Polo Club, Cherry Creek North and Observatory Park.

Join Visionworks, Yomie's Rice & Yogurt, Hot Tips Nail Salon, Thai Pot Cafe, Xfinity, Jersey Mike's, Viale Italian Restaurant, The Industry, Zero Degrees, Moe's Broadway Bagel, Ajinoya Ramen and Golf & Tap.

## DOUG ANTONOFF

Antonoff & Co.

303.454.5417

doug@antonoff.com

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1350 S. Colorado Blvd., Unit 101 - 5,867 SF

AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1350 S. Colorado Blvd., Unit 141	5,867 SF	NNN	Upon Request	Outstanding existing fitness center

## LEASE INFORMATION

Lease Type:	NNN
Lease Rate:	Contact Broker
Estimated 2024 NNN Charges:	\$23.45/RSF

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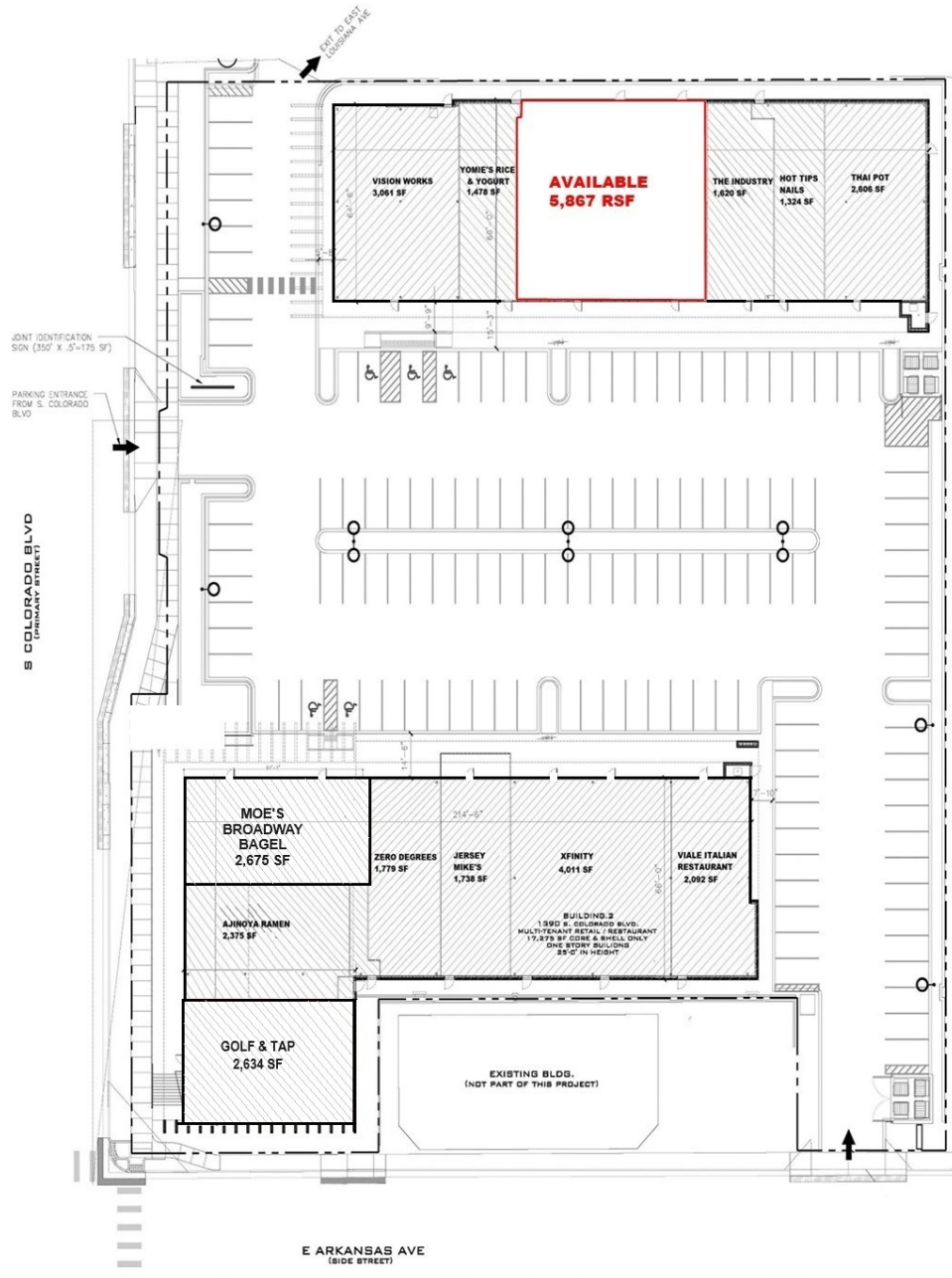


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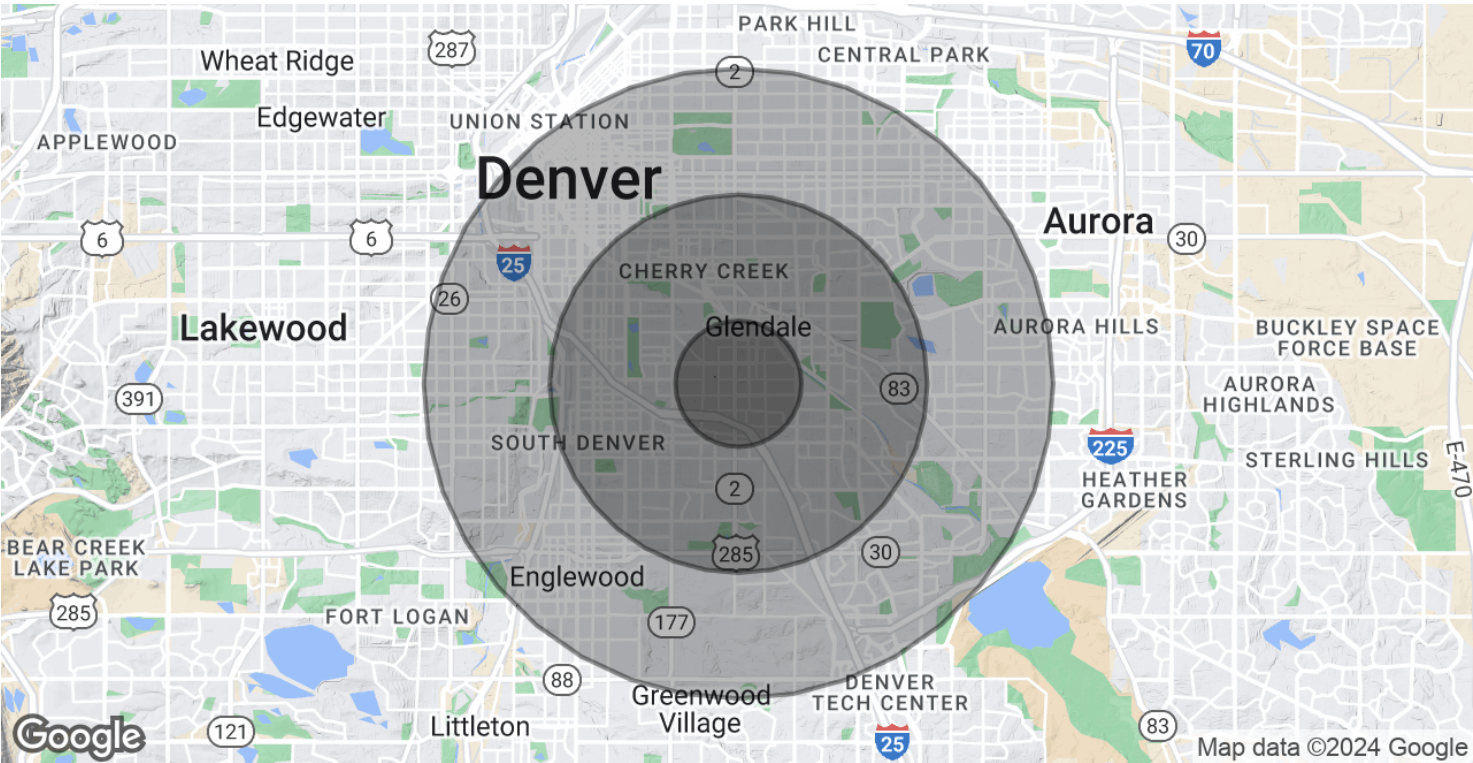
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TRAFFIC COUNTS

S. Colorado Blvd .S of E. Arkansas Ave.	71,787/vpd
S. Colorado Blvd. S of E. Florida Ave.	60,395/vpd
S. Colorado Blvd. N of E. Arizona Ave.	55,709/vpd

Traffic Counts & Demographics provided by CoStar

DEMOGRAPHCIS	1 MILE	3 MILE	5 MILE
2023 Total Population	22,097	183,472	505,804
2023 Average Household Income	\$104,150	\$119,425	\$102,934
Businesses	3,045	14,384	39,515
Employees	25,916	112,384	360,502

Walk Score - 87

Walk Score provided by Walk Score

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