

OFFICE/RETAIL FOR LEASE

2890 W 92ND AVENUE

2890 WEST 92ND AVENUE, FEDERAL HEIGHTS, CO 80260



FOR LEASE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

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2890 WEST 92ND AVENUE



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EXECUTIVE SUMMARY

2890 WEST 92ND AVENUE



OFFERING SUMMARY

LEASE RATE:	\$1,400 Monthly Modified Gross
LEASE TERM:	Negotiable
BUILDING SF:	792
YEAR BUILT:	1947
FLOORS:	1
PARKING:	14 Surface Space (NO Garage)

Property Description

For Lease: Office/Retail Space at 2890 W 92nd Ave. Denver, CO 80260. The property is situated in a prime location with high visibility and accessibility on a bustling street near Federal Blvd. Ideal for a variety of businesses seeking a strategic location with ample amenities. Built in 1947 and recently updated Approximately 792 sq ft.

Space Details: Layout: 2 private offices, kitchen/break room, and a restroom with a Shared patio space in the backyard.

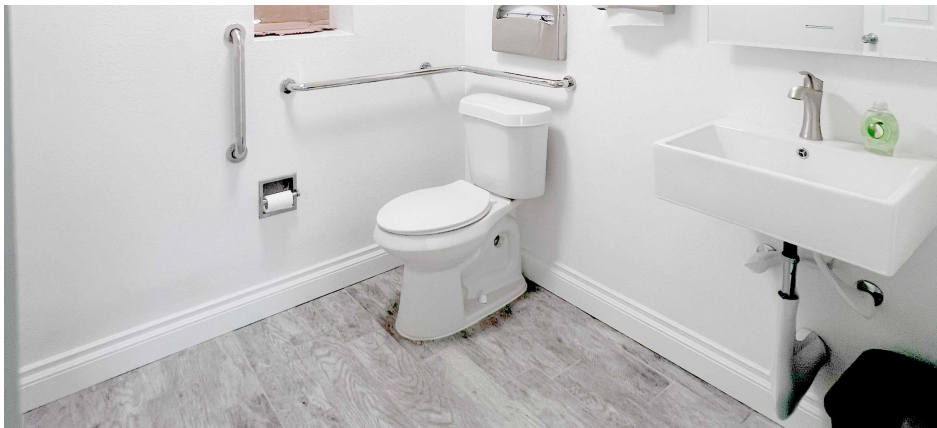
Lease Terms: Modified Gross Tenant Responsibilities: Electricity & Gas

Zoning: C-1 The following uses are permitted by right in the C-1 district: Retail stores (Provided there is no outdoor storage or displays), Grocery stores, supermarkets, food and beverage retailers, and convenience stores. Retail lawn and garden centers, retail landscape material centers, retail home improvement centers, and retail building material centers, with or without outdoor storage and/or displays. Licensed medical and retail marijuana establishments. The following uses are permitted in the C-1 district only upon approval of a conditional use ****The conditional use application fee is \$400.00. The conditional use application process takes a minimum of three months since staff must compare the application to the code requirements, then the application must go through city council and planning and zoning review. The application must meet all the code requirements for staff to recommend approval of the application.**** YOU MUST apply with Federal Heights PRIOR to Lease ****Professional services, including medical, dental and veterinarian offices, Pawnshops, Massage parlors, Rental stores, etc...

Not Allowed: Food or Restaurant businesses

PROPERTY PHOTOS

2890 WEST 92ND AVENUE



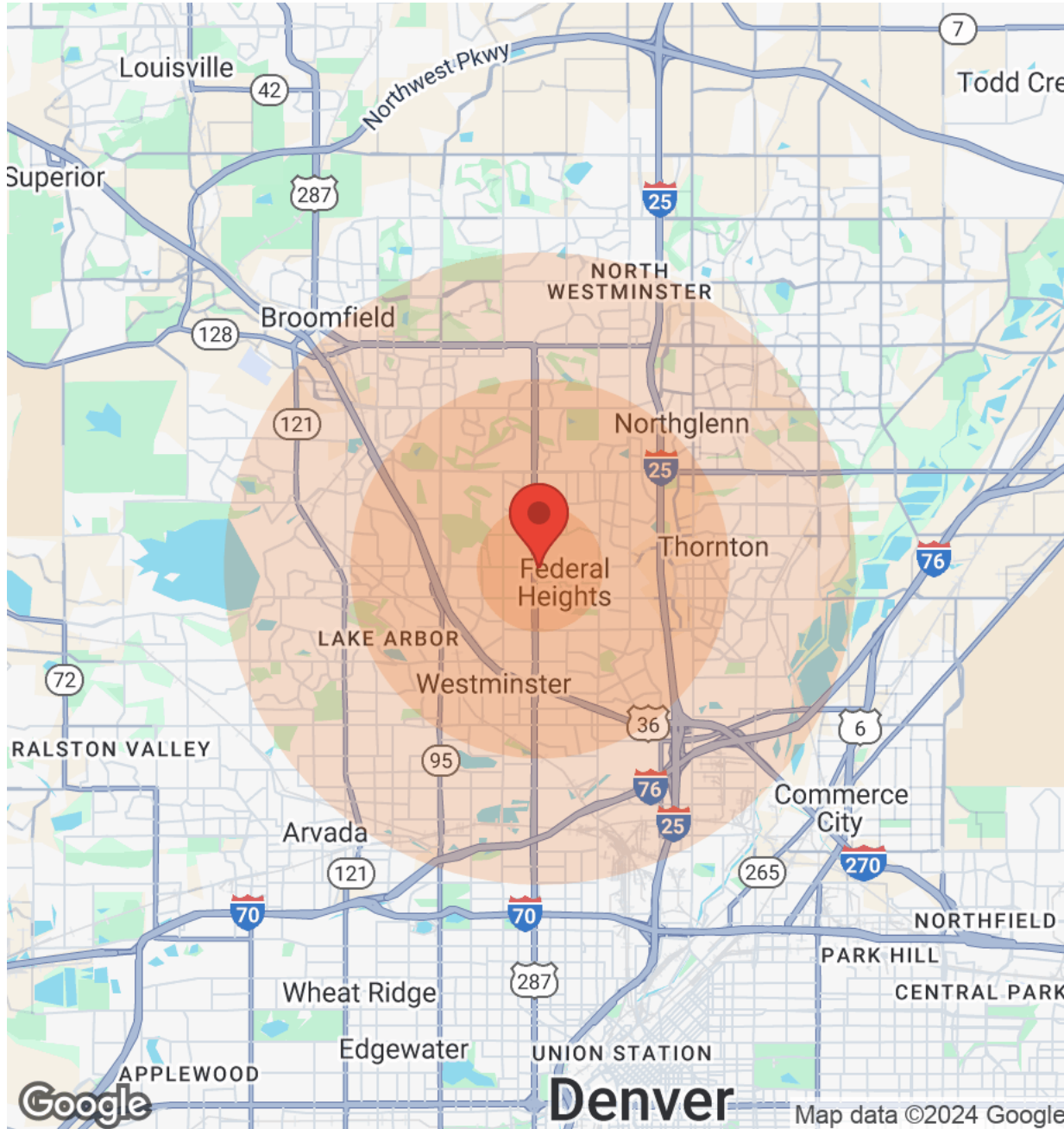
AERIAL MAP

2890 WEST 92ND AVENUE



DEMOGRAPHICS

2890 WEST 92ND AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	9,871	79,130	167,145
Female	10,209	79,387	168,593
Total Population	20,080	158,517	335,738

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,978	35,810	73,310
Ages 15-24	2,673	20,656	43,582
Ages 25-54	7,967	64,567	136,657
Ages 55-64	1,889	17,463	38,316
Ages 65+	2,573	20,021	43,873

Race	1 Mile	3 Miles	5 Miles
White	14,715	120,760	266,906
Black	151	1,388	2,930
Am In/AK Nat	72	754	1,355
Hawaiian	N/A	11	29
Hispanic	10,112	67,208	117,433
Multi-Racial	9,618	62,430	110,918

Income	1 Mile	3 Miles	5 Miles
Median	\$37,113	\$47,105	\$51,919
< \$15,000	1,091	6,060	11,848
\$15,000-\$24,999	1,411	7,826	13,985
\$25,000-\$34,999	937	6,559	13,680
\$35,000-\$49,999	1,382	9,622	20,185
\$50,000-\$74,999	1,458	12,718	27,792
\$75,000-\$99,999	704	7,140	17,011
\$100,000-\$149,999	315	6,190	15,506
\$150,000-\$199,999	41	1,663	4,495
> \$200,000	21	1,294	2,573

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,387	65,011	137,411
Occupied	7,859	61,423	130,484
Owner Occupied	4,813	36,903	81,516
Renter Occupied	3,046	24,520	48,968
Vacant	528	3,588	6,927



Denver

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