

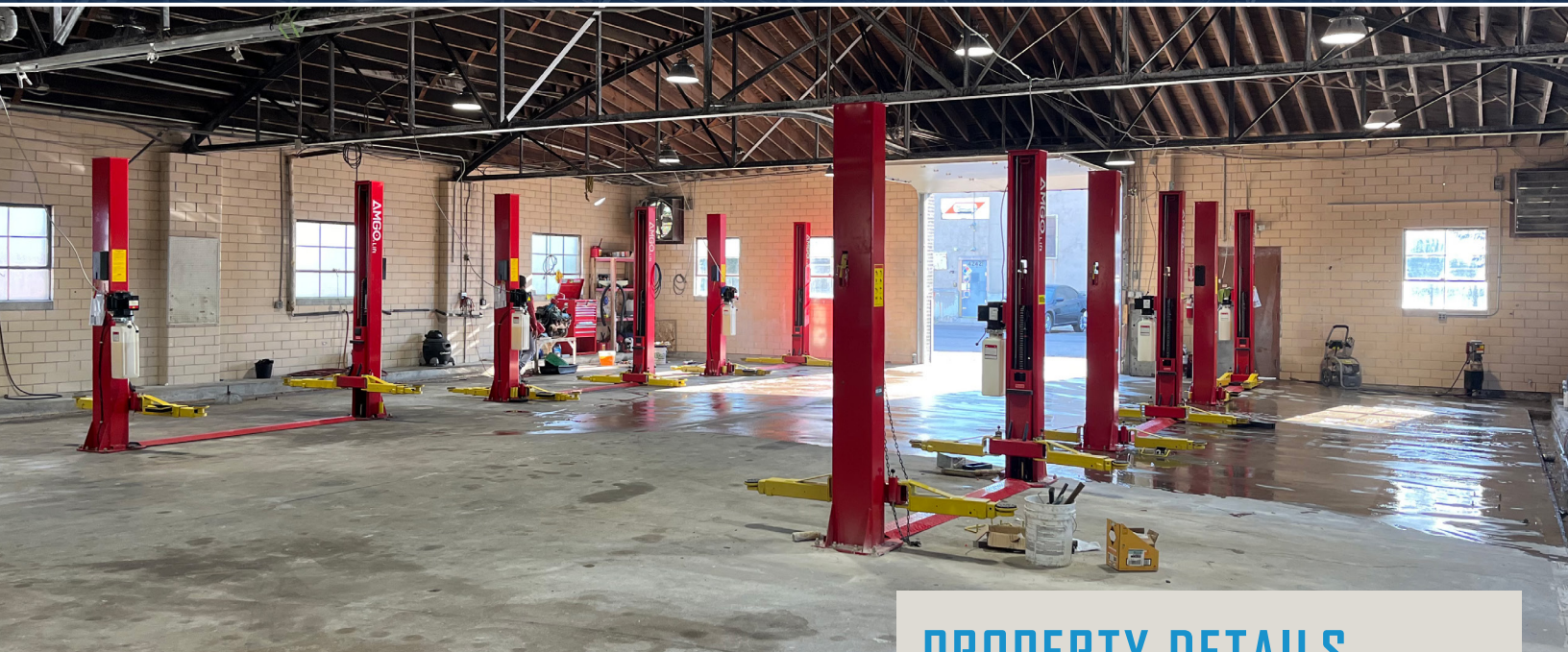
AUTOMOTIVE LIFTS FOR LEASE

# 4242 COLUMBINE STREET

4242 COLUMBINE ST., DENVER, CO 80216



**TREVEY**  
COMMERCIAL  
REAL ESTATE



## PROPERTY FEATURES

- Prime North Denver Location
- 1-5 Lifts Available, Contiguous / Adjacent
- Excellent Opportunity to Lease Designated Space & Lift
- Grow Your Business Among a Community of Thriving Automotive Professionals
- Support & Expand Your Business in a Collaborative Atmosphere
- Features Bathroom & Kitchen Facility
- Utilities & WiFi Included (Full Service Gross)
- 24/7 Security System
- Easy Access to I-70, I-25 & Colorado Blvd.

## PROPERTY DETAILS

AVAILABLE	1-3 Automotive Lifts
LEASE RATE	\$1,750.00 / Month / Per Lift
LEASE TYPE	Full Service Gross (FSG)
LOADING	12' Drive-in Doors
CLEAR HEIGHT	16' Clear
BUILDING SIZE	7,200 SF on 0.32 AC
Y.O.C.	1968
ZONING	Commercial
CITY / COUNTY	Denver / Denver

## DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	46,382	\$107,474	\$585,043
5 Mile	422,501	\$116,938	\$650,274
10 Mile	1,460,024	\$100,489	\$469,713

## TRAFFIC COUNTS

### Vehicles Per Day (VPD)

- Approx. 6,700 VPD at Josephine St. & E. 43rd Ave.
- Approx. 7,700 VPD at E. 43rd Ave. & York St.
- Approx. 12,000 VPD along Josephine St. at 40th Ave.

### TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | [www.trevey.com](http://www.trevey.com)

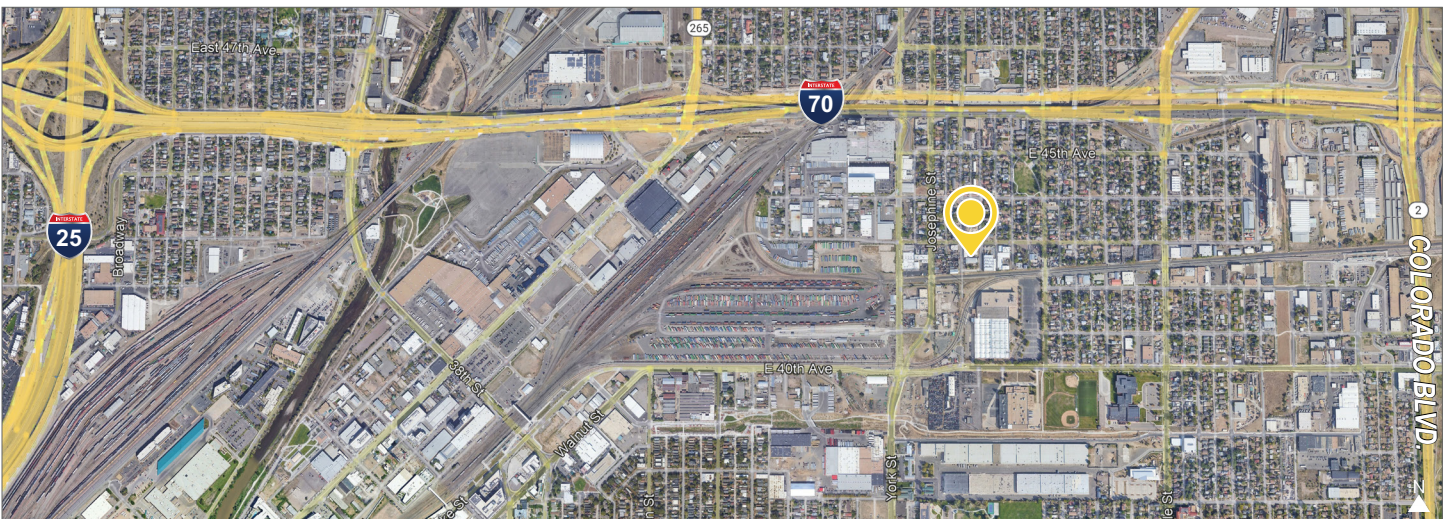
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LOCATION OVERVIEW



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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