

# 6336

Leetsdale Dr.

Denver, CO

FOR LEASE

Prime Retail  
in Denver



## Property Overview

- Incredible Leetsdale frontage
- High visibility location (42,000+ VPD on Leetsdale Dr.)
- Surrounded by numerous restaurants and retail locations (Walkable neighborhood: 85/100)
- High, pitched ceiling and loads of natural light

Available SF	2,493 SF First Floor 2,024 SF Basement
Year Built	1976
Lot Size	10,367 SF
Parking	18 Surface
Zoning	B4

**2,493 SF Main Level: \$22.00/SF NNN**  
**2,024 SF Basement: Contact Broker**

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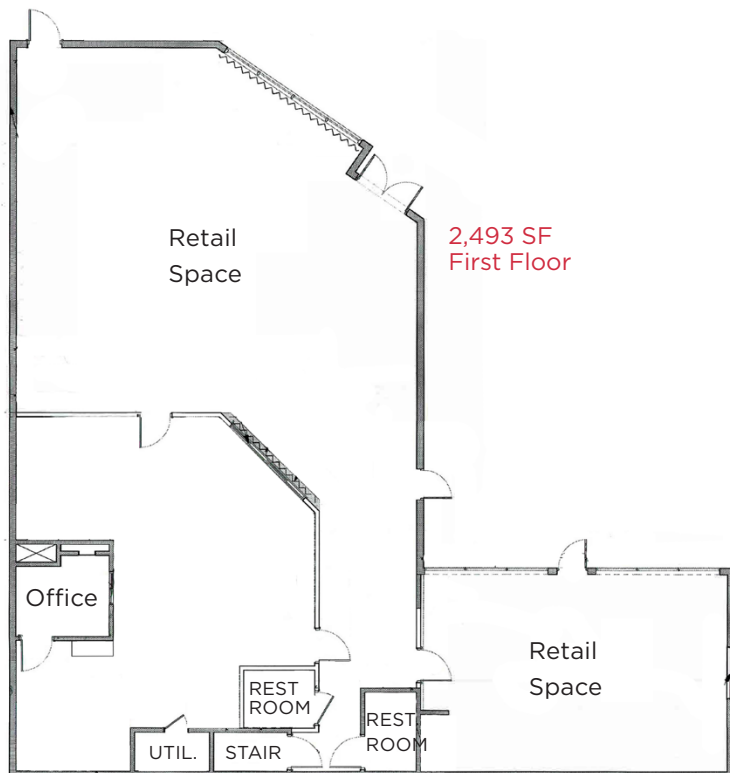
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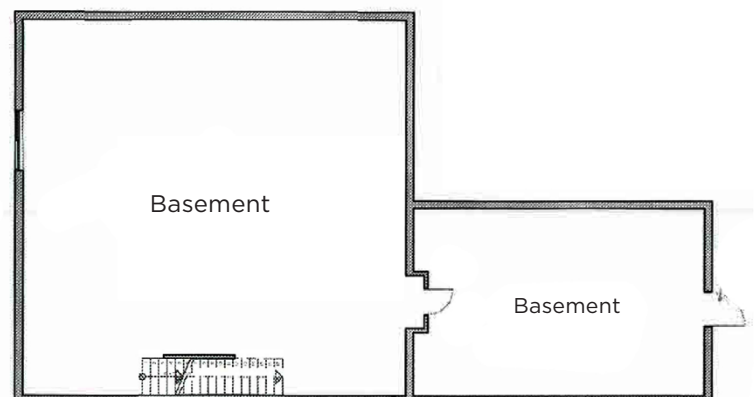


**NAI**Shames Makovsky





2,024 SF  
Basement



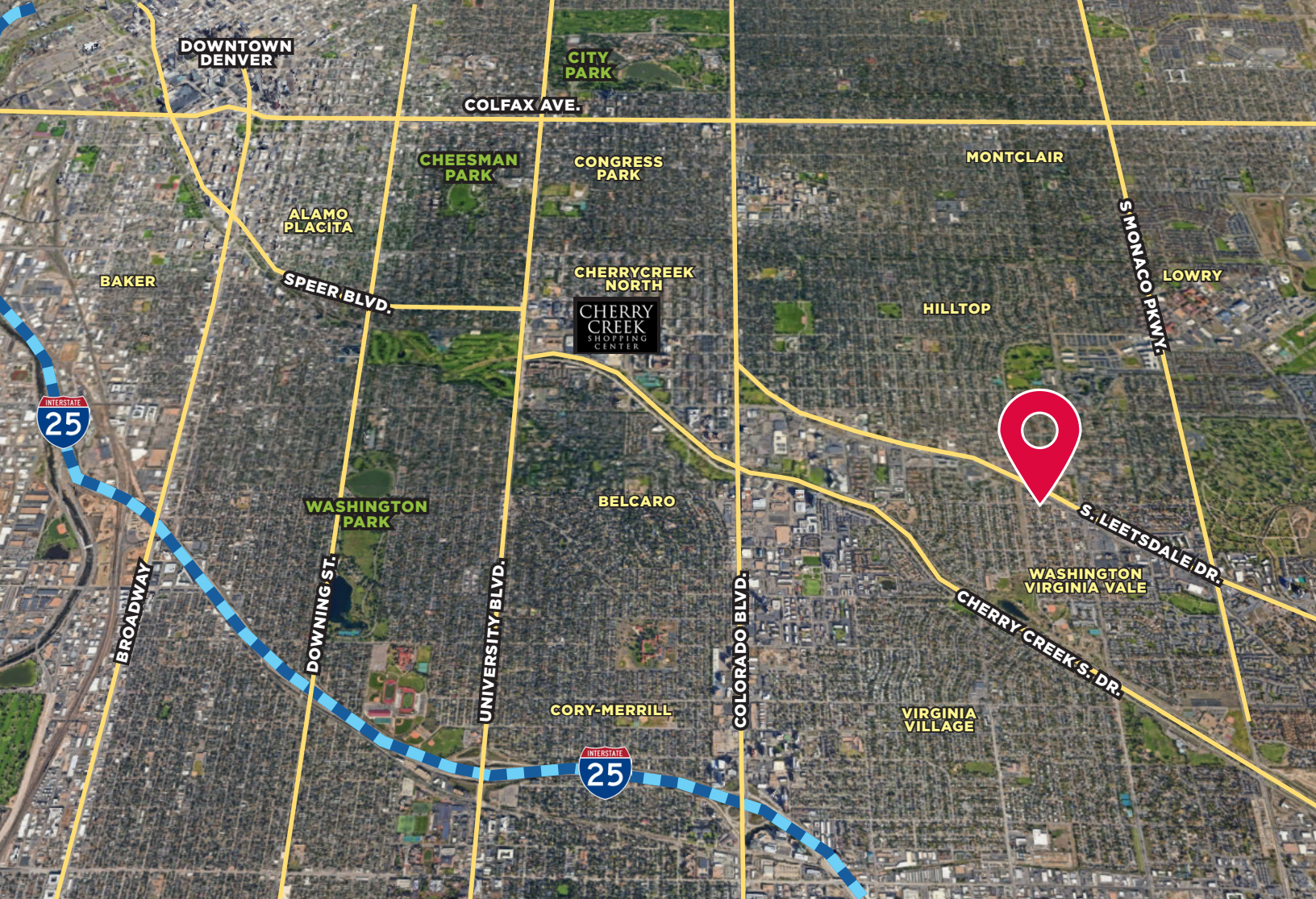


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## Demographics

	1 Mile	3 Mile	5 Mile
Population	24,074	196,965	536,676
Avg Household Income	\$91,940	\$105,872	\$102,412
Median Home Value	\$461,438	\$512,266	\$471,672

\*Source: CoStar

## Traffic Counts

	Vehicles/Day
Leetsdale @ Locust	42,763
Monaco @ Leetsdale	26,172

\*Source: CoStar



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