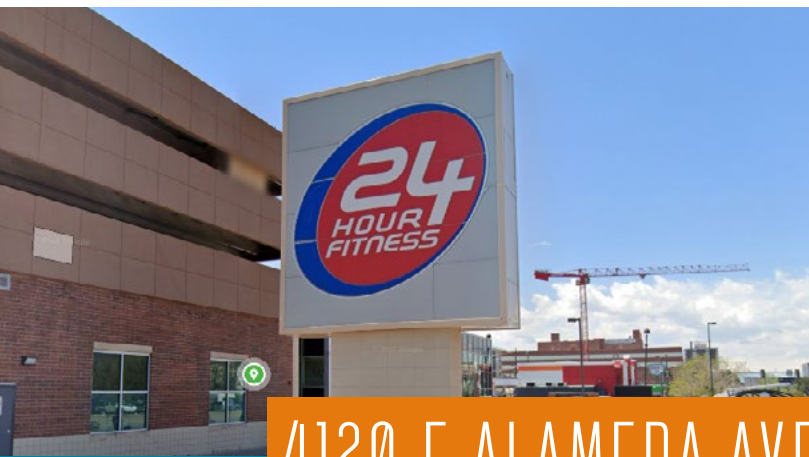


# RETAIL OR OFFICE SPACE FOR LEASE

**4120** EAST ALAMEDA AVENUE  
DENVER, CO 80246



**4120 E ALAMEDA AVE, DENVER, CO 80246**

**County:** Arapahoe  
**Year Built:** 1988  
**Year Renovated:** 2000  
**Building Size:** 36,181 SF  
**Available Space:** 36,181 SF  
**Building Type:** Retail  
**Parcel Number:** 1973-18-2-00-053  
1973-18-2-08-013  
**Parking Garage Ratio:** 8:1  
**LEASE RATE:** **CONTACT BROKER**

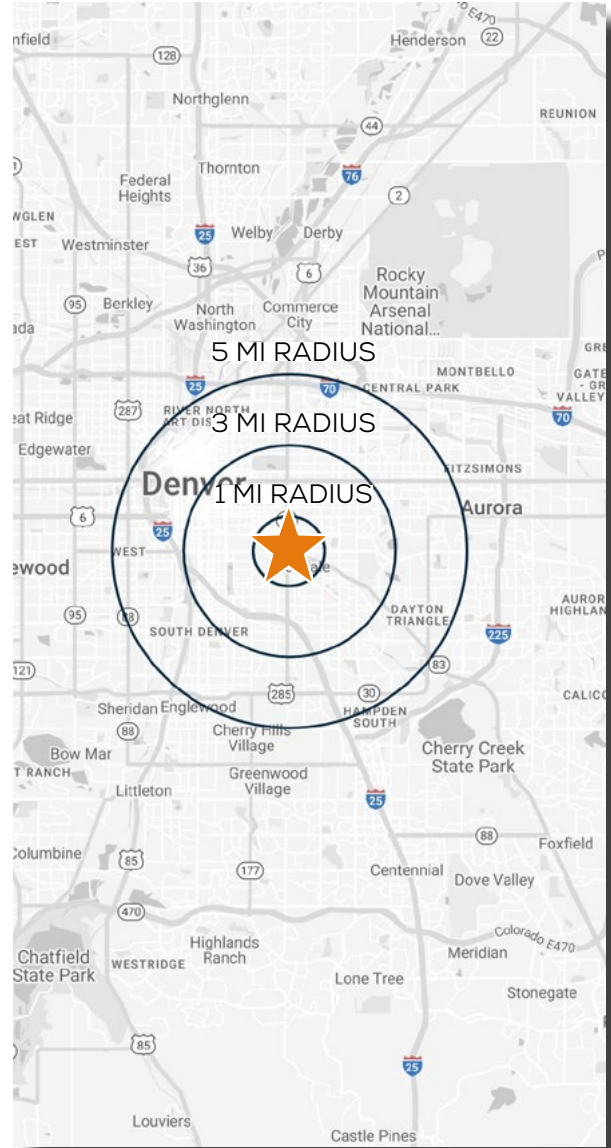
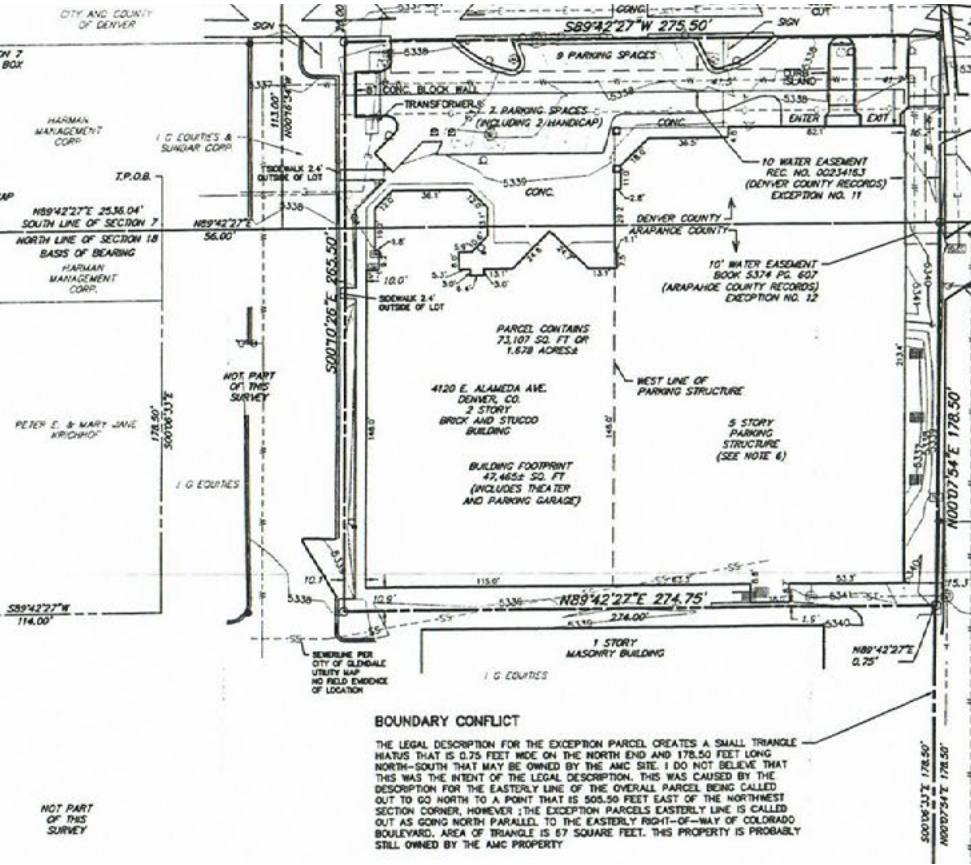
- Rare Opportunity to Lease An Anchor Retail Space in the CO Blvd & Alameda Trade Area
- Billboard Location Directly on Alameda
- Parking Garage
- Close Proximity to Cherry Creek
- Can Potentially be Divided

Mike Quinlan  
cell: 303.726.4730  
mike.quinlan@navpointre.com

**navpoint**  
REAL ESTATE GROUP

**4120 EAST ALAMEDA AVENUE**  
DENVER, CO 80246

# RETAIL OR OFFICE SPACE FOR LEASE



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2022 Population	22,613	227,214	572,474
2010 Population	17,441	189,738	459,803
2027 Projection	24,690	247,204	621,735
Growth 2022-2027	1.8%	1.8%	1.7%
Growth 2010-2022	2.5%	1.6%	2.0%
Average Household Size	1.8	1.8	2.0
Median Age	40.8	38.1	36.8
<b>HOUSEHOLD INCOME</b>			
2022 Average	\$133,004	\$113,001	\$103,206
Median Home Value	\$874,329	\$626,980	\$485,137
Median Year Built	1986	1963	1970

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