

3480 S GALENA ST
DENVER, CO 80231

**SOUTH
EAST
DENVER**

FOR LEASE



PROPERTY DESCRIPTION

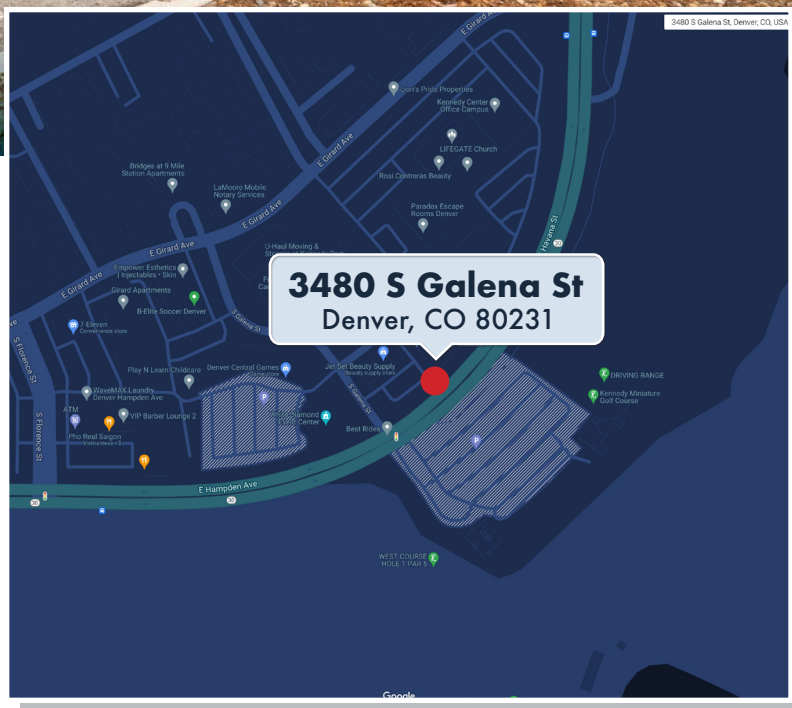
- Strategically located on the Northeast corner of Hampden Avenue and South Galena Street
- High Traffic counts over 46,000/day
- Easy access with spacious parking lot
- Excellent visibility for signage

OFFERING SUMMARY

- Available SF: 2,400
- Lot Size: 2,413.22 Sq. Ft
- Year Built: 1984
- Use: Storefront Retail
- Zoning: S-CC-3X

TRAFFIC COUNTS

- E. Hampden Ave West of S. Galena St: 46,896 Cars/day
- E. Hampden Ave East of S. Galena St: 46,534 Cars/day



PARKSIDE
REALTY & MANAGEMENT, LLC

Theodoros Vasilas
720.364.3068
vasilasteddy@yahoo.com

3480 S GALENA ST
DENVER, CO 80231

**SOUTH
EAST
DENVER**

FOR LEASE

BUILDING INFORMATION

Property Type: **Commercial Lease**

Property Subtype: **Retail**

County: **Denver**

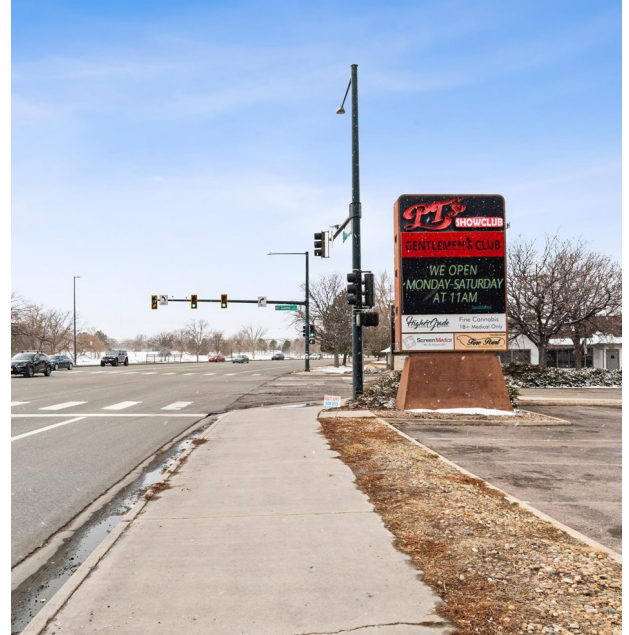
Year Built: **1984**

Available SF: **2,400**

Zoning: **S-CC-3X**

SECOND FLOOR OFFICE/FLEX SPACE

SPACE	SIZE	LEASE	RATE	TYPE
Office/Flex Space	800 SF	11/30/2022	\$18	Triple Net (NNN)



PARKSIDE
REALTY & MANAGEMENT, LLC

Theodoros Vasilas **720.364.3068** vasilasteddy@yahoo.com

3480 S GALENA ST
DENVER, CO 80231

**SOUTH
EAST
DENVER**

FOR LEASE



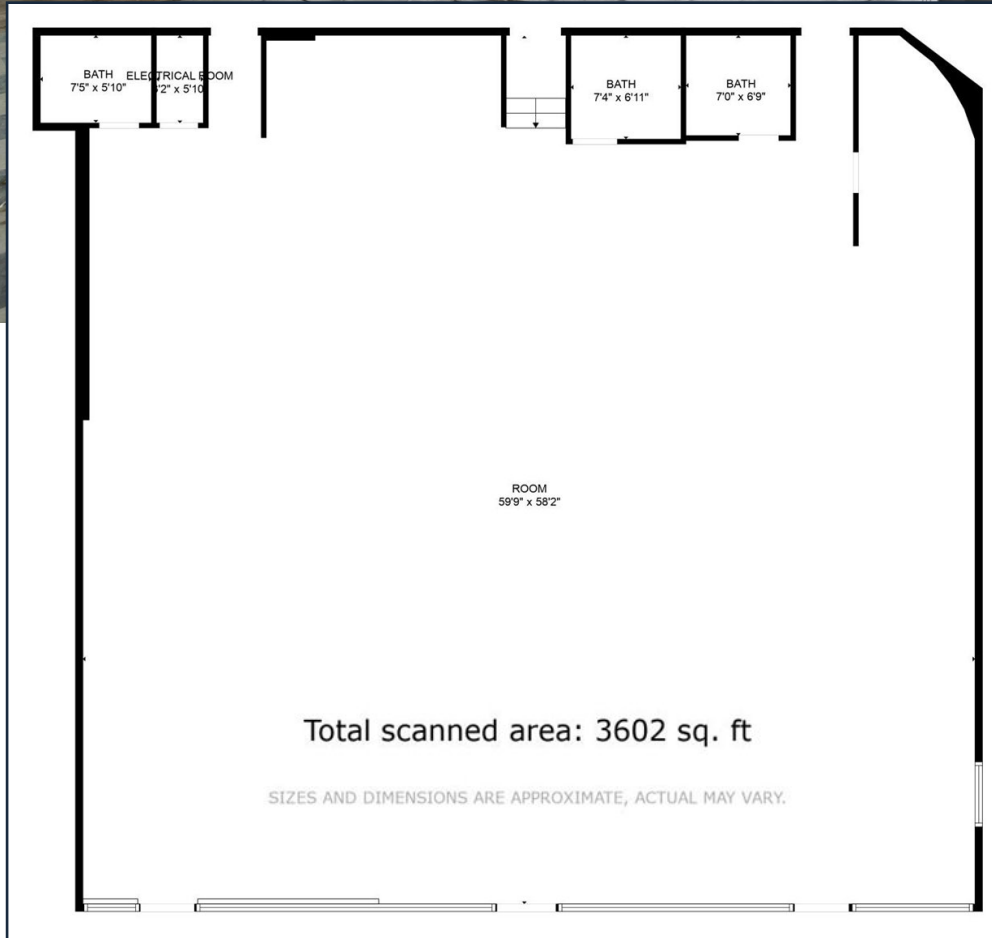
PARKSIDE
REALTY & MANAGEMENT, LLC

Theodoros Vasilas **720.364.3068** vasilasteddy@yahoo.com

3480 S GALENA ST
DENVER, CO 80231

**SOUTH
EAST
DENVER**

FOR LEASE



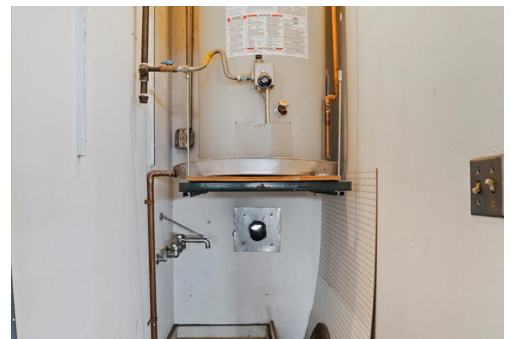
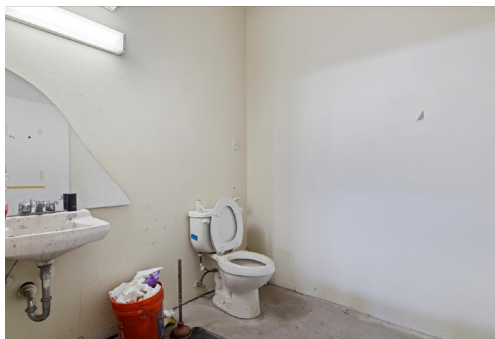
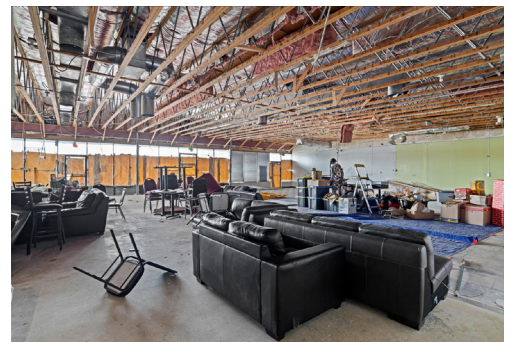
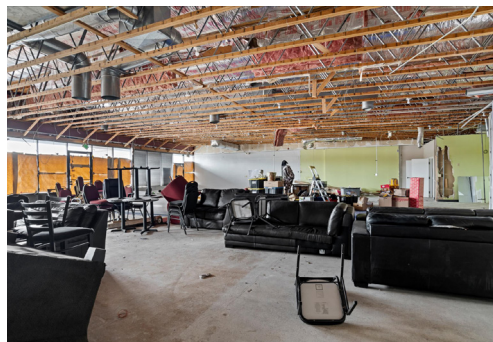
PARKSIDE
REALTY & MANAGEMENT, LLC

Theodoros Vasilas **720.364.3068** vasilasteddy@yahoo.com

3480 S GALENA ST
DENVER, CO 80231

**SOUTH
EAST
DENVER**

FOR LEASE



PARKSIDE
REALTY & MANAGEMENT, LLC

Theodoros Vasilas **720.364.3068** vasilasteddy@yahoo.com