



FOR LEASE HIGH TRAFFIC / HIGH EXPOSURE
Drive Thru Coffee / Food Service Bldg.
1285 S Santa Fe Dr | Denver, CO



Former Starbucks Coffee Drive Thru Bldg.

CONTACT:

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1285 S SANTA FE DR

OFFERING SUMMARY

Available SF:	692 SF
Lease Rate:	\$6,500.00 per month (NNN)
NNN's:	\$2,550 per month
Lot Size:	20,332 SF
Building Size:	692 SF
Year Built:	1995
Renovated:	2011
Zoning:	E-CC-3

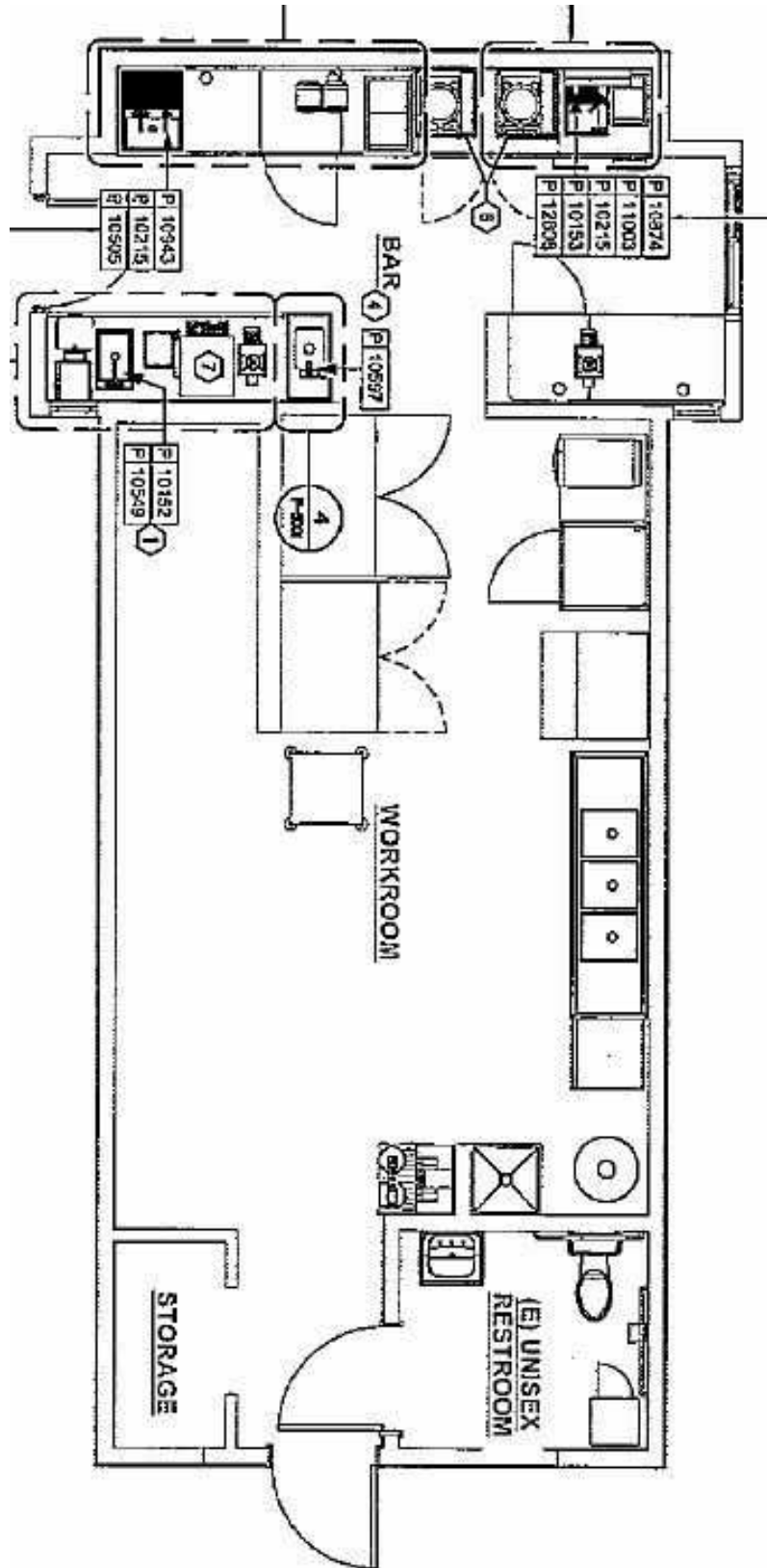
PROPERTY HIGHLIGHTS

- Former Starbucks Coffee drive-thru building
- Available for the first time in twenty-four years!
- High Traffic Location on Northbound Santa Fe Drive just South of W. Mississippi Ave.
- 97,724 Vehicles Per Day (per www.costar.com 2023 - S. Santa Fe Drive & W. Louisiana Ave S)
- Seven off-street parking spaces (expandable)
- Located on the "going to work" side of Santa Fe Drive - Two blocks South of I-25
- Large monument signage and three building sides of signage available

DRIVE THRU COFFEE / FOOD SERVICE BLDG.



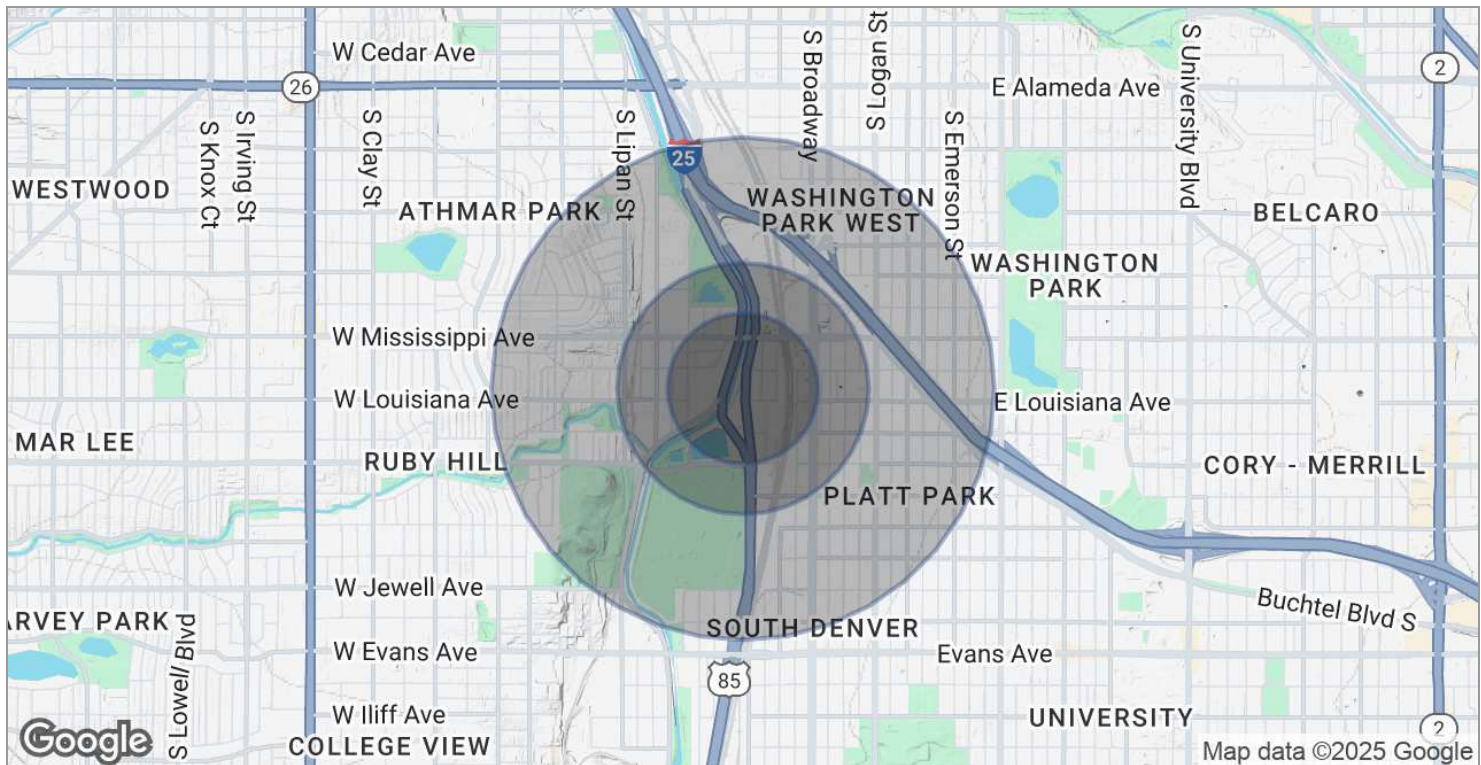
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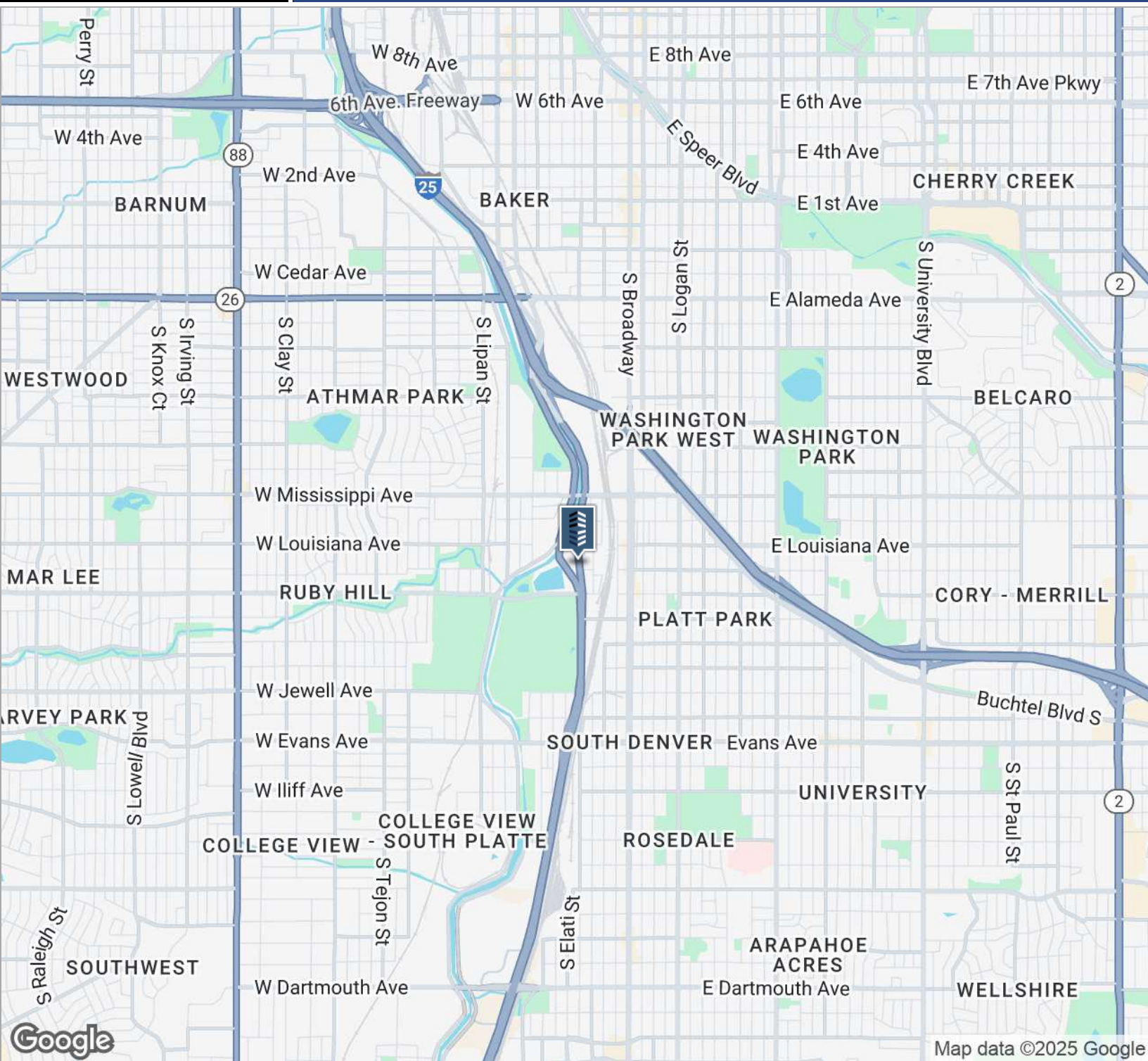
	0.3 MILES	0.5 MILES	1 MILE
Total households	221	1,704	7,570
Total persons per hh	1.8	2	2.1
Average hh income	\$107,478	\$157,832	\$140,931
Average house value	\$1,331,354	\$1,052,810	\$838,048

	0.3 MILES	0.5 MILES	1 MILE
Total population	392	3,362	16,147
Median age	34	35	37
Median age (male)	35	35	37
Median age (female)	33	35	37



* Demographic data derived from 2020 ACS - US Census

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