



781 SF AVAILABLE

# Retail Space Available for Lease

1209 E 9TH AVE • DENVER, CO 80218







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## Property Overview

- Join Dazbog Coffee
- Adjacent to King Soopers
- Located in Cheesman Park Neighborhood
- Area Retailers Include: Ace Hardware, Capitol Hill Wine & Spirits, Snarf's, Snarfburger, Potager and Whole Foods

Demographics	1 MILE	3 MILE	5 MILE
Residential Population	47,893	236,803	523,123
Daytime Employees	40,017	270,380	403,788
Avg. HH Income	\$100,395	\$118,918	\$113,037

Year: 2022 | Source: CoStar

### AVAILABLE

781 SF (includes 268 SF finished basement)

### PRICE

\$2,400 Monthly

### NNN

\$486.17 Monthly

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