

**CHERRY
(CREEK
NORTH**

LAND LEASE

Annual Land Rent : \$310,000

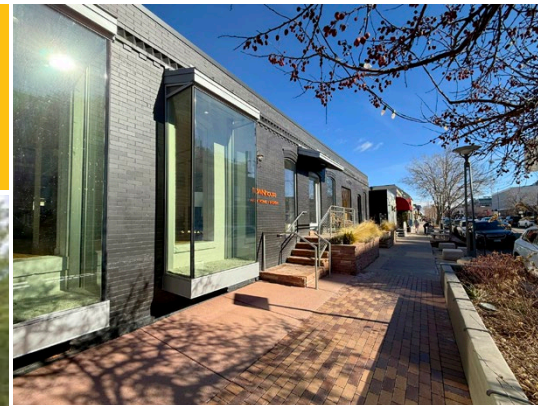


2601-2617 E. 3rd Ave.

DENVER, CO 80206

Adaptive Reuse or New Construction Long Term Lease

Entire 9,375 SF of land (4,454 SF of building) offered for lease on a long term basis for adaptive reuse or redevelopment



E. 3RD AVE.



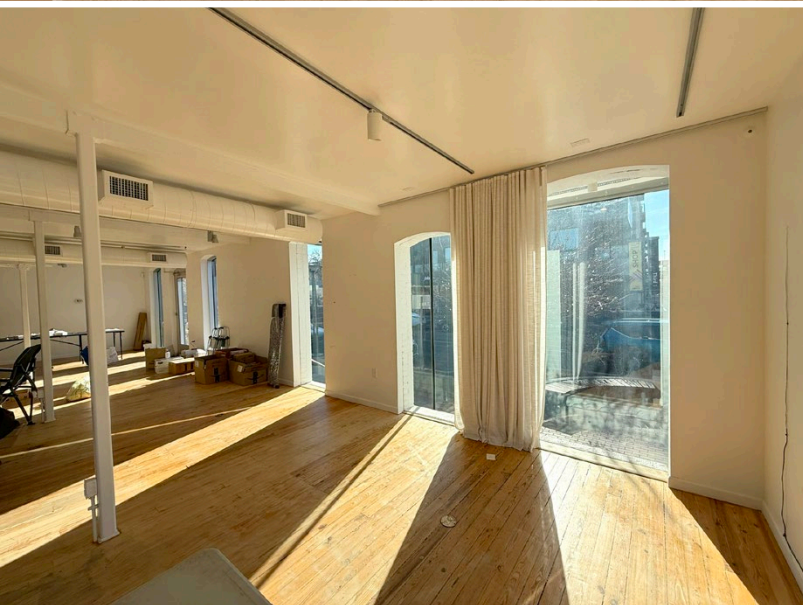
NAI Shames Makovsky

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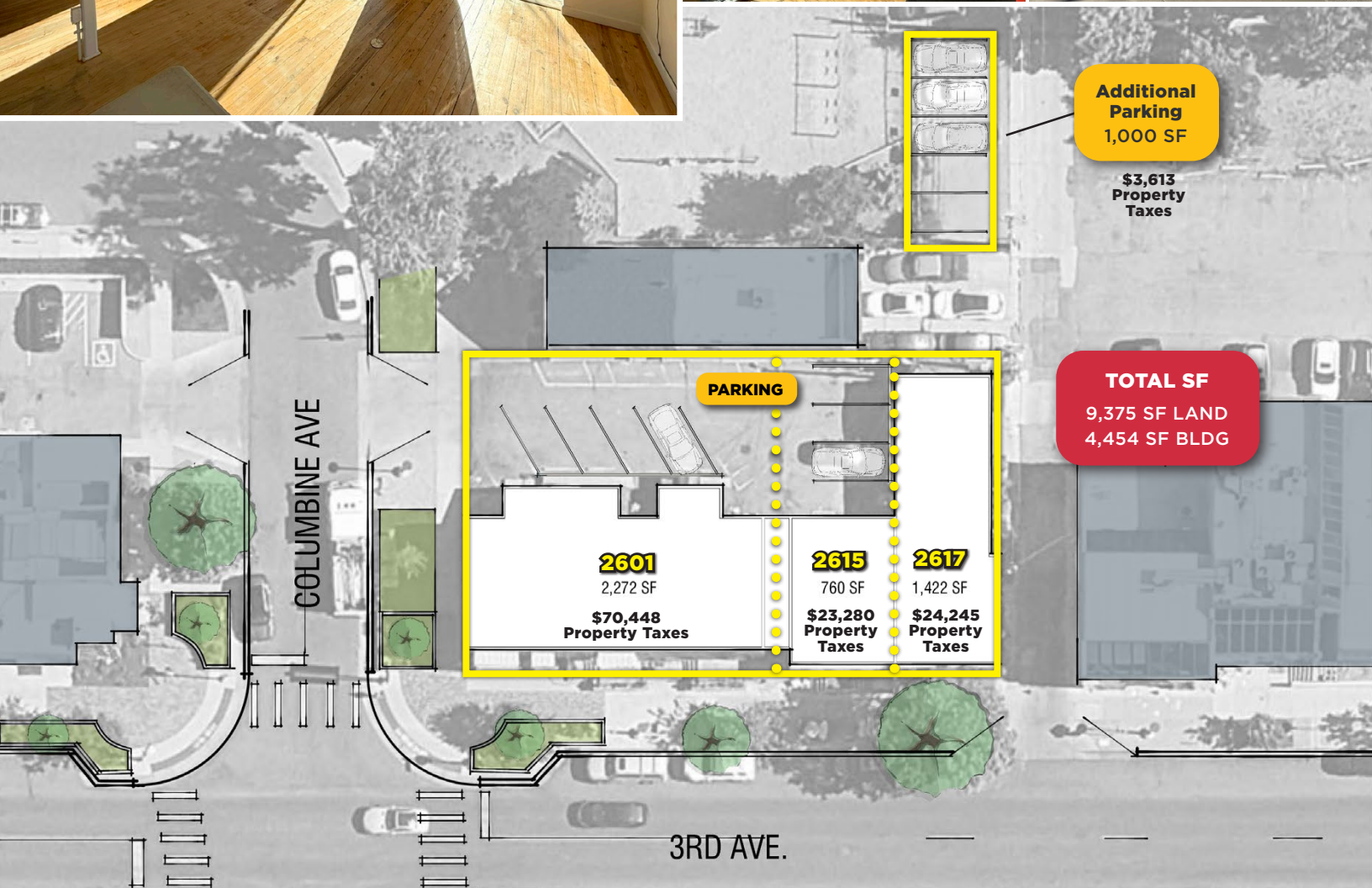
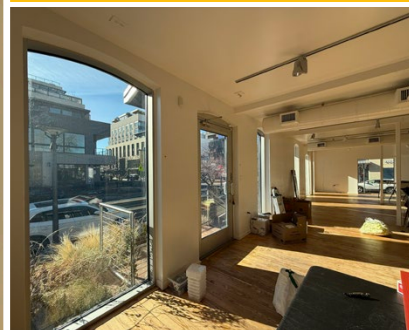
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PROPERTY OVERVIEW

- 9,375 SF of land 4,454 SF of building offered for lease on a long term basis for adaptive reuse or redevelopment
- Includes dedicated off-street parking lot
- Located in Denver's premier shopping district!

Building Sizes	4,454 Total SF
Lot Size	9,375 Total SF
Parking	10 dedicated spaces
Zoning	CCN
Walk Score	95/100



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Located in the Heart of

**CHERRY
CREEK
NORTH**



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PROPERTIES



CHERRY CREEK SHOPPING CENTER

- | | |
|---------------|-------------------|
| Nordstrom | Zara |
| Macy's | lululemon |
| Neiman Marcus | Coach |
| Louis Vuitton | Sephora |
| Burberry | Bath & Body Works |
| Apple | Banana Republic |
| Gucci | Free People |
| H&M | 140+ more stores |

PROPERTY



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