

FOR LEASE
972 SF

Possible Uses:
Medical/Dental
Office
General Retail



RETAIL/OFFICE

9660 E. ALAMEDA AVE, #101
DENVER, CO 80247

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*Novel*Commercial
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Denver, CO 80246



LEASE OVERVIEW

STARTING RENT

\$21.50/SF NNN

USE

Retail/Office

PARKING

Ample

SIGNAGE

20' High

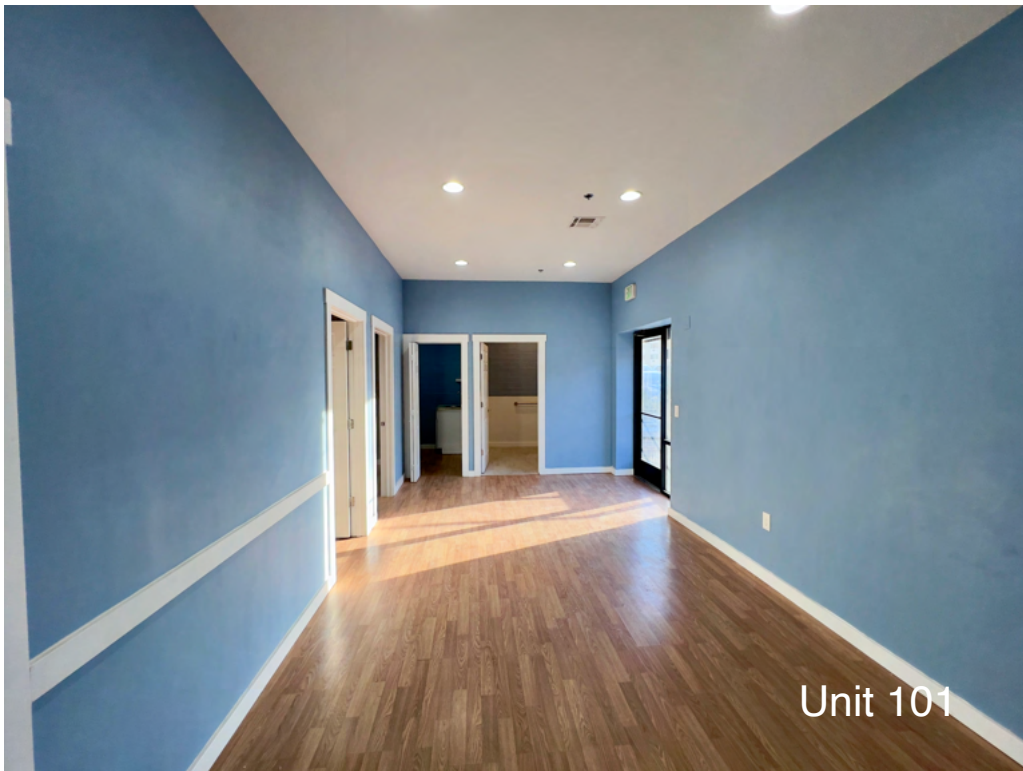
ZONING

B-4

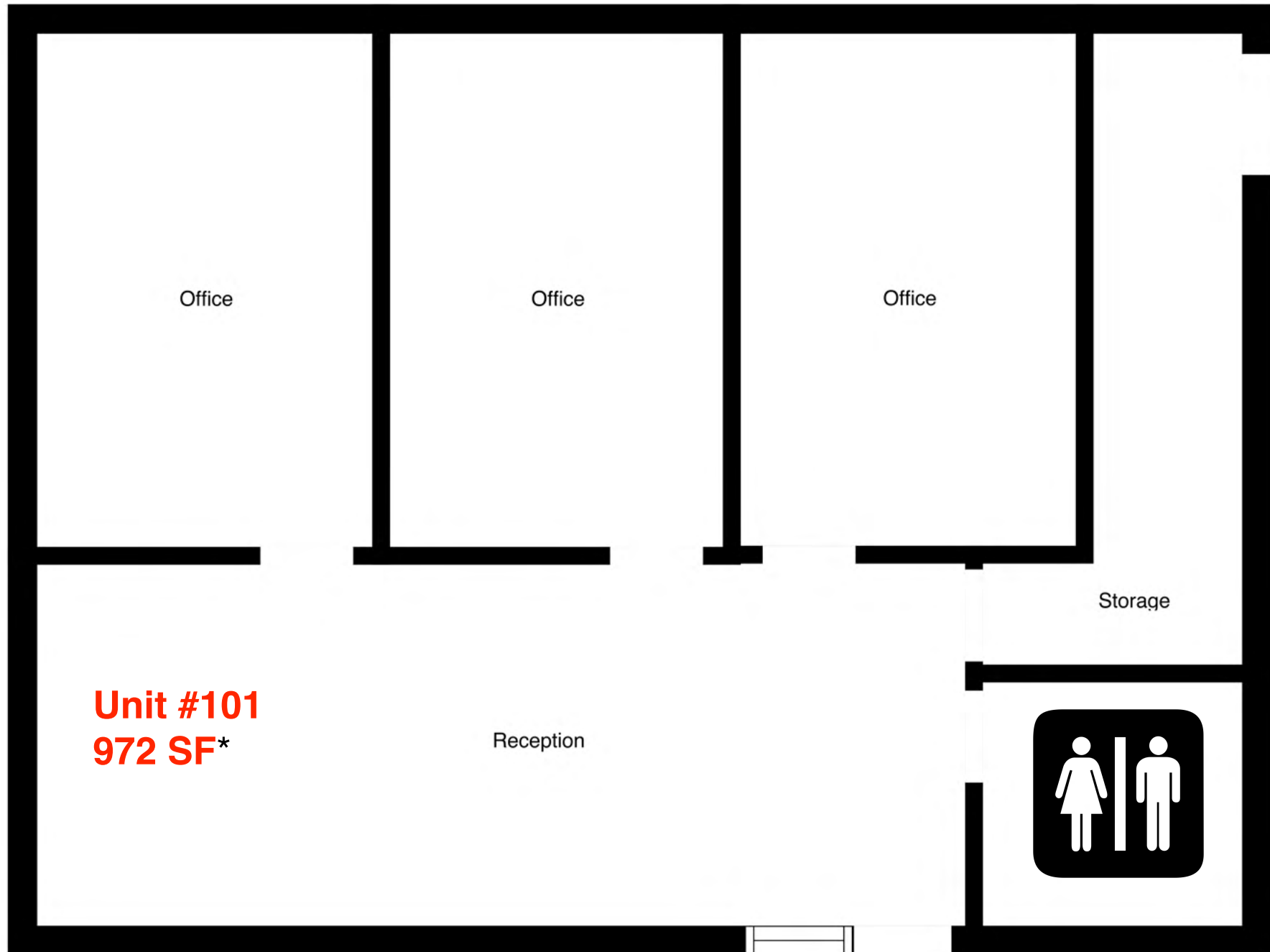
- ✓ 972 SF Prime Space in Front of Windsor Gardens
- ✓ Medical/Dental, Office, General Retail
- ✓ Busy Alameda Ave Frontage in South Lowry
- ✓ Direct Access to 3500+ Residents (Windsor Gardens)
- ✓ 20' High Electronic Monument Sign
- ✓ Fully Fire Sprinklered
- ✓ ADA Access
- ✓ Updated and Renovated—Ready to Customize

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SITE PLAN



Unit #101
972 SF*

*Walls can be removed to increase the space

LOCATION



Windsor Gardens
Community

SUBJECT PROPERTY
Windsor Commons

Lowry Community



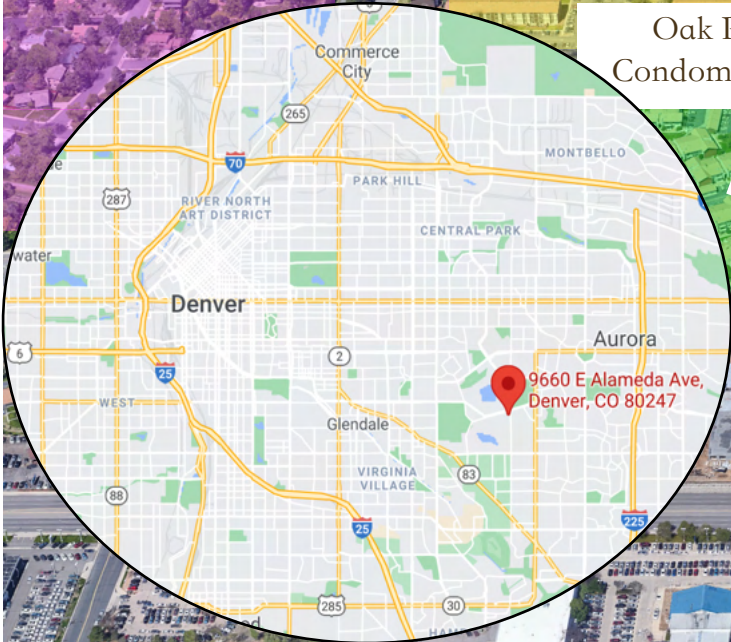
Highline Canal
Single Family Homes

Pine Creek
Apartments

The Ridge
Apartments

Oak Park
Condominiums

Stratford
Apartments



Alameda Ave.

Havana St.

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