

1777
W. 38th Ave
Denver, CO 80211



FOR LEASE - 981 SF Retail Space - Sunnyside

Property Overview

- Available immediately: 981 SF retail unit available for lease
- Fantastic visibility: The property is well located on the hard, signalized corner of 38th and Quivas
- Prime location: Convenient access to vibrant Sunnyside neighborhood and just minutes to the Highlands and Downtown Denver
- Great Accessibility: Easy access to I-25 & I-70, and in walking distance to the light rail and other public transportation

Lease Rate : \$26.00/SF NNN



Property Facts

Availability	981 SF
Building Size	7,346 SF
Zoning	B-2
Parking	42 Surface
NNN Est.	\$17.25/SF

NAI Shames Makovsky

SOLOMON STARK

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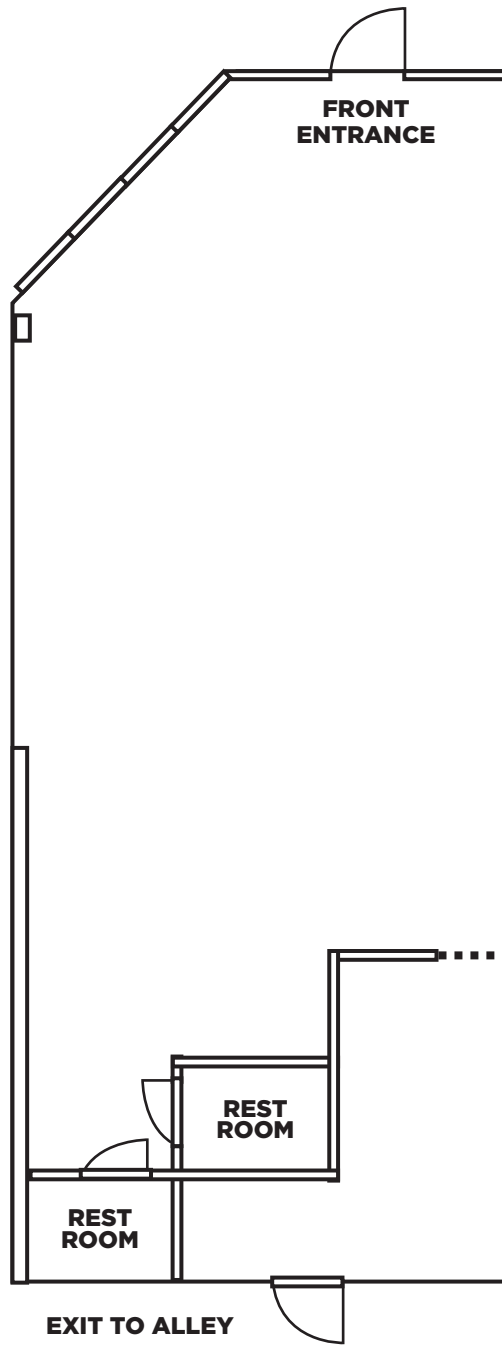
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Photos



Floor Plan

(Not to Scale)





DEMOGRAPHICS	1 MI	3 MI	5 MI
CURRENT POPULATION	29,136	190,619	444,179
2029 POPULATION (Est.)	29,669	194,982	450,726
AVG. HH INCOME	\$128,652	\$114,093	\$106,421
DAYTIME EMPLOYEES	11,263	210,364	365,718

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