



For Lease:
990/sf -
1,732/sf

1301-1351 W. 38th
Avenue, Denver, CO



Prospect Plaza



RETRO
COMMERCIAL

PROPERTY SUMMARY

Prospect Plaza
1301-1351 W. 38th Avenue | Denver, CO 80211



Available SF:	990 - 1,732
Building Size:	16,286
Lease Rate:	\$30.00/psf
Lot Size:	1.32 Acres
Nets:	\$6.75/PSF
Rentable SF:	16,286
Type:	Retail
Zoning:	B-4
Parking Ratio:	2.94/1,000 SF
Parking:	48 Surface Spaces
Year Built/Renov:	1987

Prospect Plaza is a neighborhood center with approximately 16,300 S.F. of shop surrounded by a vibrant community and a stone's throw from the business district. There are approximately two vacancies, consisting of a 1,732 SF, as well as one smaller vacancy ranging in size from 990 SF. A number of end-users and businesses are looking to access this highly established and diverse neighborhood consisting of LoHi and Sunny Side. Opportunities within this trade are rare!

Prospect Plaza is located on W. 38th Avenue and Lipan Street in the heart of the Sunnyside Neighborhood. The site is located on the (PM/Going Home side) of the road and offers a multitude of opportunities to local, regional, and national businesses looking to establish a presence in North Denver. Also, the location is only 10 minutes from BallPark and Union Station, as well as 14 minutes from the esteemed RINO neighborhood. If you are business looking to capture an affluent, dynamic, and diverse clientele...Look no further than Prospect Plaza!



RETAIL

FOR LEASE



POTENTIAL USES:

- The following vacancies are excellent opportunities for the proposed uses: Barbershop, hair salon, nail salon, cell phone retailer, insurance provider i.e. home, auto, or life policies.
- Community health clinic, dental offices, medi-spa, chiropractor, health and wellness clinic.
- Financial Users: Credit Unions in the end-cap, comprised of 4,000 SF, possible drive-thru or drive up ATM. Other financial users include banks and mortgage companies.
- Food concepts will be considered based on exclusives and permitted uses allowable per Seven-Eleven. We are permitted Take-Out and Delivery Pizza, Deli Sandwiches, Wings, Tacos, & Ice Cream concepts.

1339	990	\$30.00 /sf/yr	Retail	Vacant
1347	1,742	\$30.00 /sf/yr		

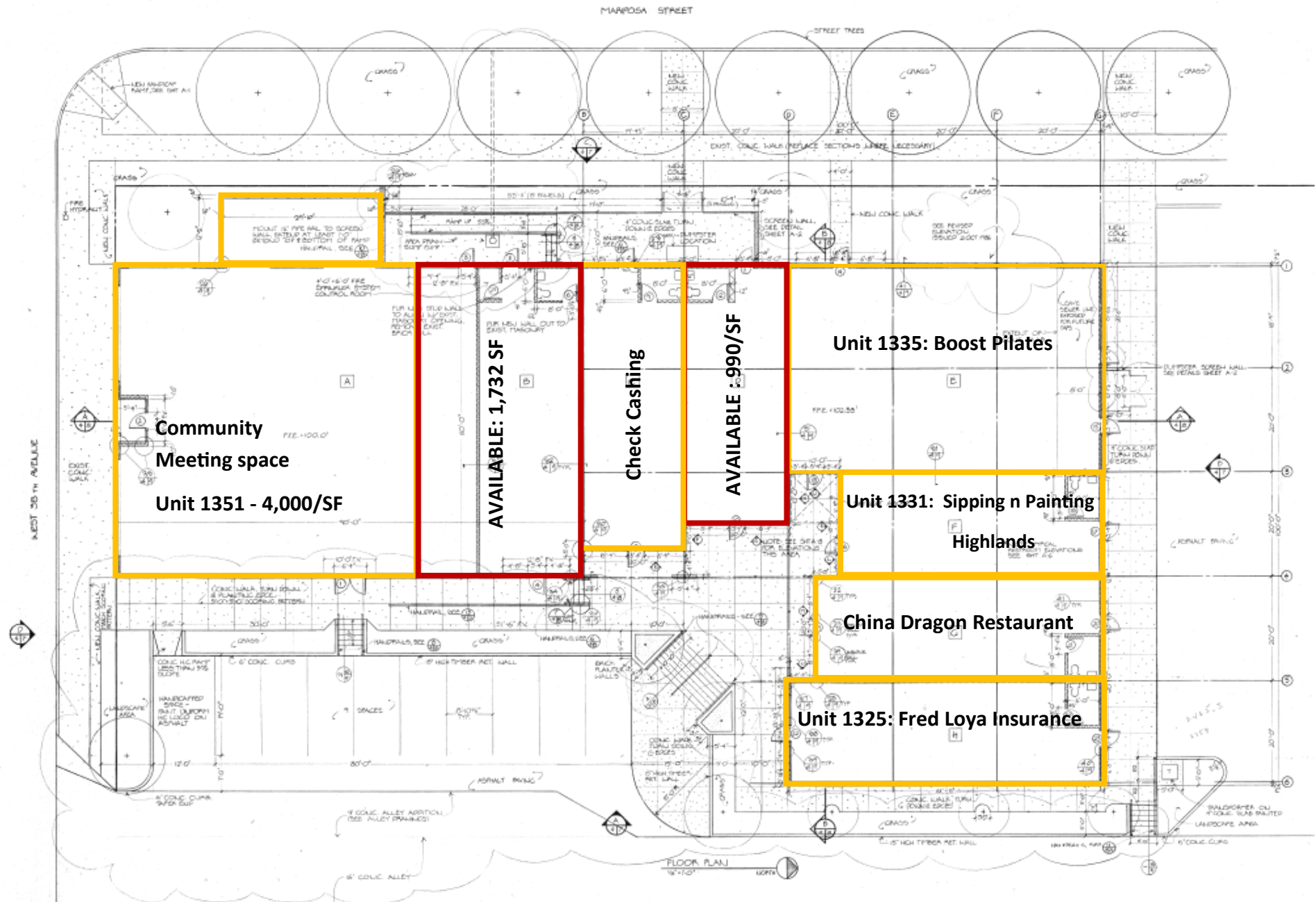
Rate and Expenses

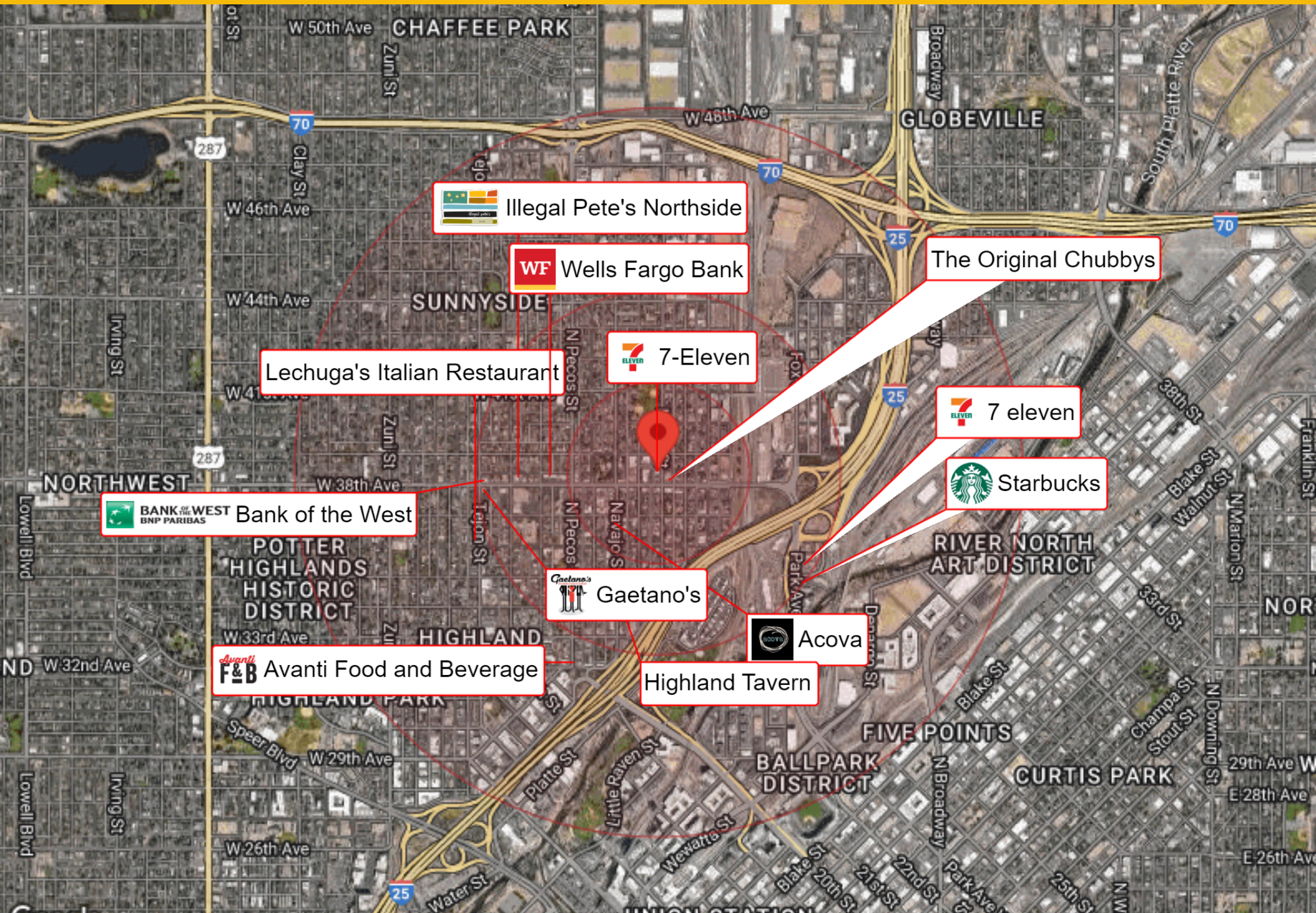
- The rate per square foot for the in-line shop space is quoted as \$30.00/psf (In-line) plus Net Expenses of \$6.75/psf. The Landlord will consider Tenant Improvement Allowance based on credit, length of term, viability of the business and review of the business plan.
- The preference of ownership is to provide rent abatement in lieu of TI Allowance based on the term of the lease and credit.
- The lease rate for the center is competitive for the the trade area.



SITE PLAN: PROSPECT PLAZA

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 Illegal Pete's Northside


 Wells Fargo Bank

The Original Chubbys

Lechuga's Italian Restaurant

 7-Eleven


 7 eleven

 Starbucks

 Bank of the West
BNP PARIBAS

 Gaetano's

 Acova

 Avanti Food and Beverage

Highland Tavern