

RETAIL FOR LEASE
Highly Visible Retail
Colorado & Alameda



357 S. Colorado Blvd.

Denver, Colorado 80246

Property Overview

- Centrally located 2,948 SF retail space available for lease
- Prominent monument signage and very strong store front visibility along Colorado Boulevard, in one of Denver Metro's busiest retail corridors
- Surrounded by multiple national tenants including Super Target, 24 Hour Fitness, Wells Fargo, Walgreen's, Amish Furniture, Petsmart and more
- Close proximity to Cherry Creek Shopping District
- Very Walkable (86/100)

Lease Rate:

\$30.00/SF NNN

2024 Estimated Expenses: \$13.97/SF



Available SF:	2,948 SF
Building SF:	9,930 SF
Lot Size:	18,108 SF
Zoning:	E-MX-3
Parking Ratio:	3.70/1,000

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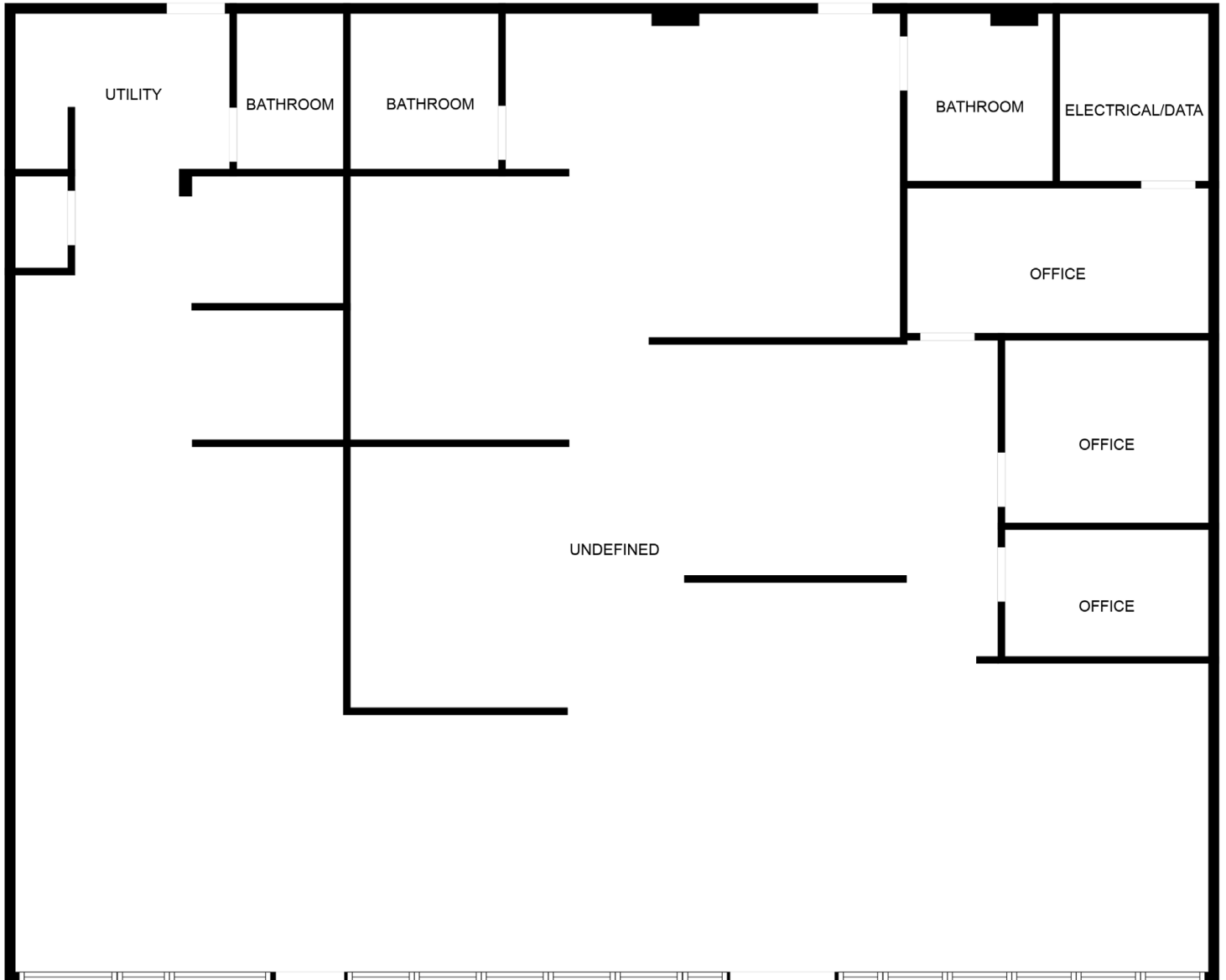
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Demographics

	1 Mile	3 Mile	5 Mile
Population	21,222	211,948	545,513
Avg. Household	\$135,505	\$113,819	\$104,189
Daytime Population	31,039	152,700	394,711

*Source: CoStar

Traffic Counts

	Vehicles/Day
Colorado Blvd @ Alameda	49,137
Alameda Ave @ Colorado	37,128

*Source: CoStar

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