

Junior Box with Colorado Blvd Frontage

2665 S Colorado Blvd | Denver, CO 80222



FOR LEASE | Rare Retail Space

AVAILABLE

21,908 SF

RATE

\$25.00/SF

NNN

Self Maintain

YEAR BUILT

1961

RENOVATION

1992

ABOUT THE PROPERTY

- Rare Colorado Blvd frontage located across from a top-producing King Soopers
- Square footage includes main level, basement, and mezzanine
- Perfect for traditional retail or creative workspace

TRAFFIC COUNTS

S Colorado Blvd
E Yale Ave

Year: 2023 | Source: Esri

35,961 VPD

24,682 VPD

JOIN THESE RETAILERS

Marshalls

Chick-fil-A

SPROUTS
FARMERS MARKET

CHIPOTLE
MEXICAN GRILL

ULTA
BEAUTY

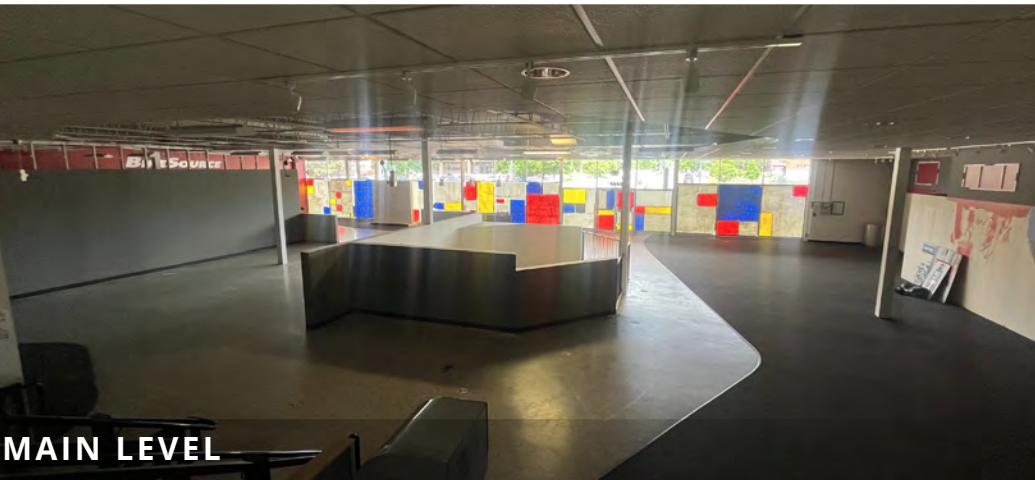
Michaels

KING
Soopers

Starbucks

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MAIN LEVEL



MAIN LEVEL LOOKING TOWARDS STOREFRONT



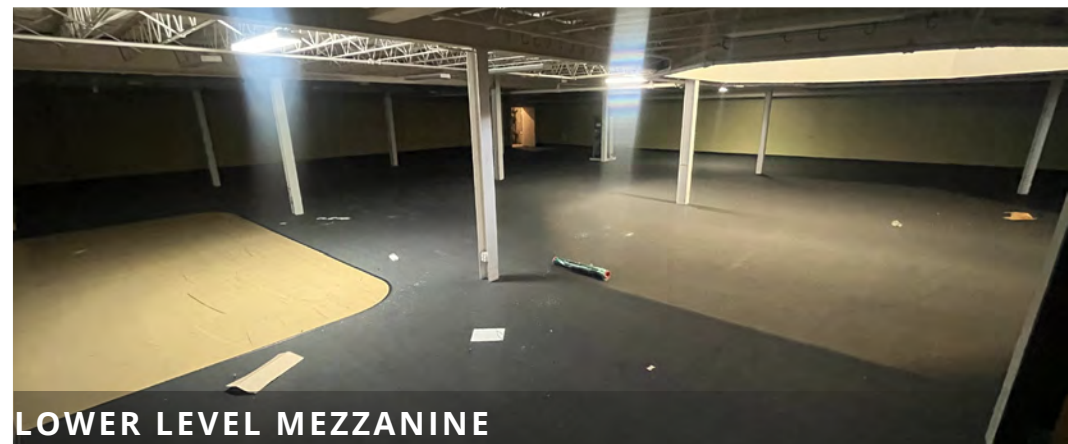
MAIN LEVEL FROM MEZZANINE



MAIN LEVEL SHOWROOM



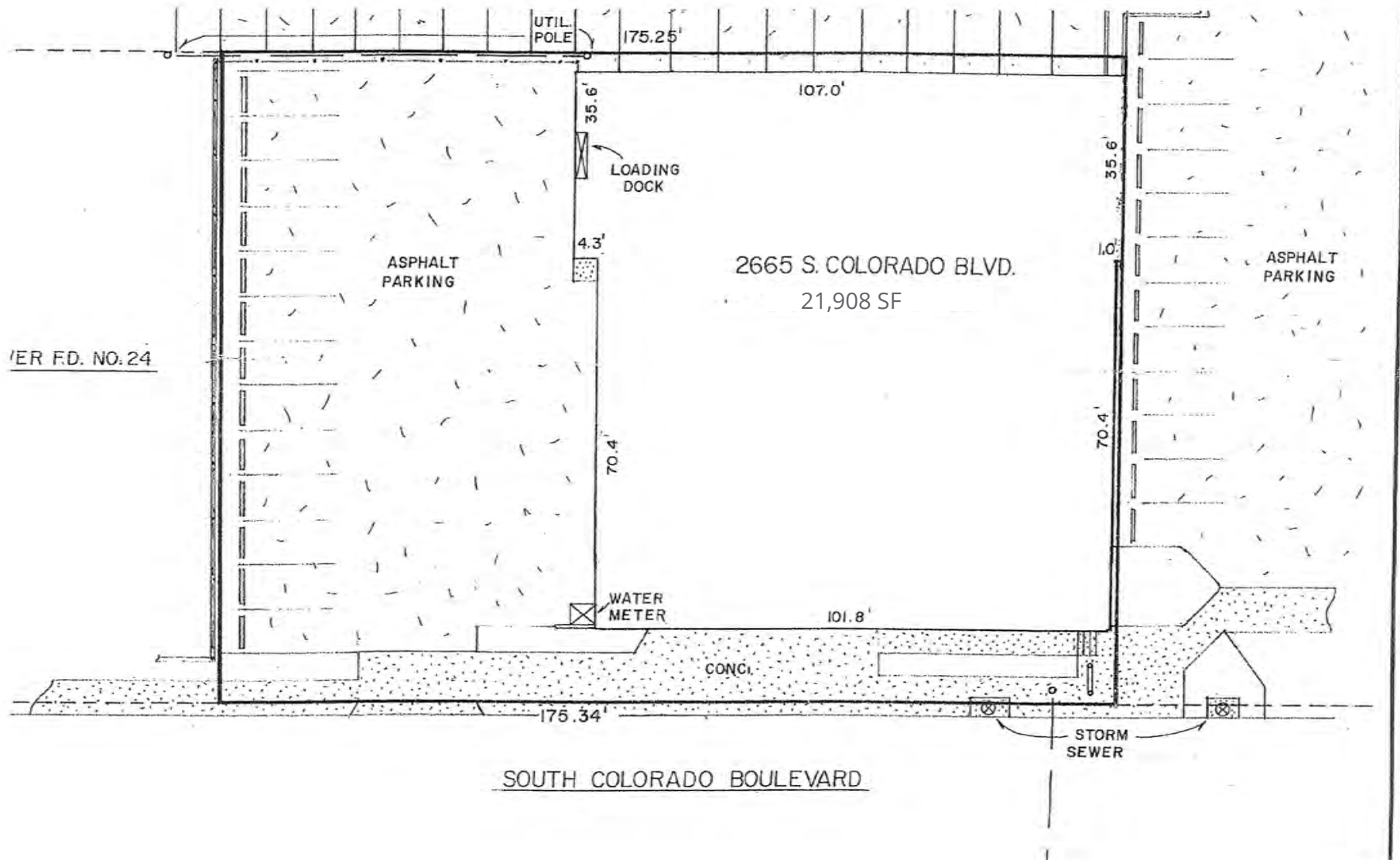
LOWER LEVEL



LOWER LEVEL MEZZANINE

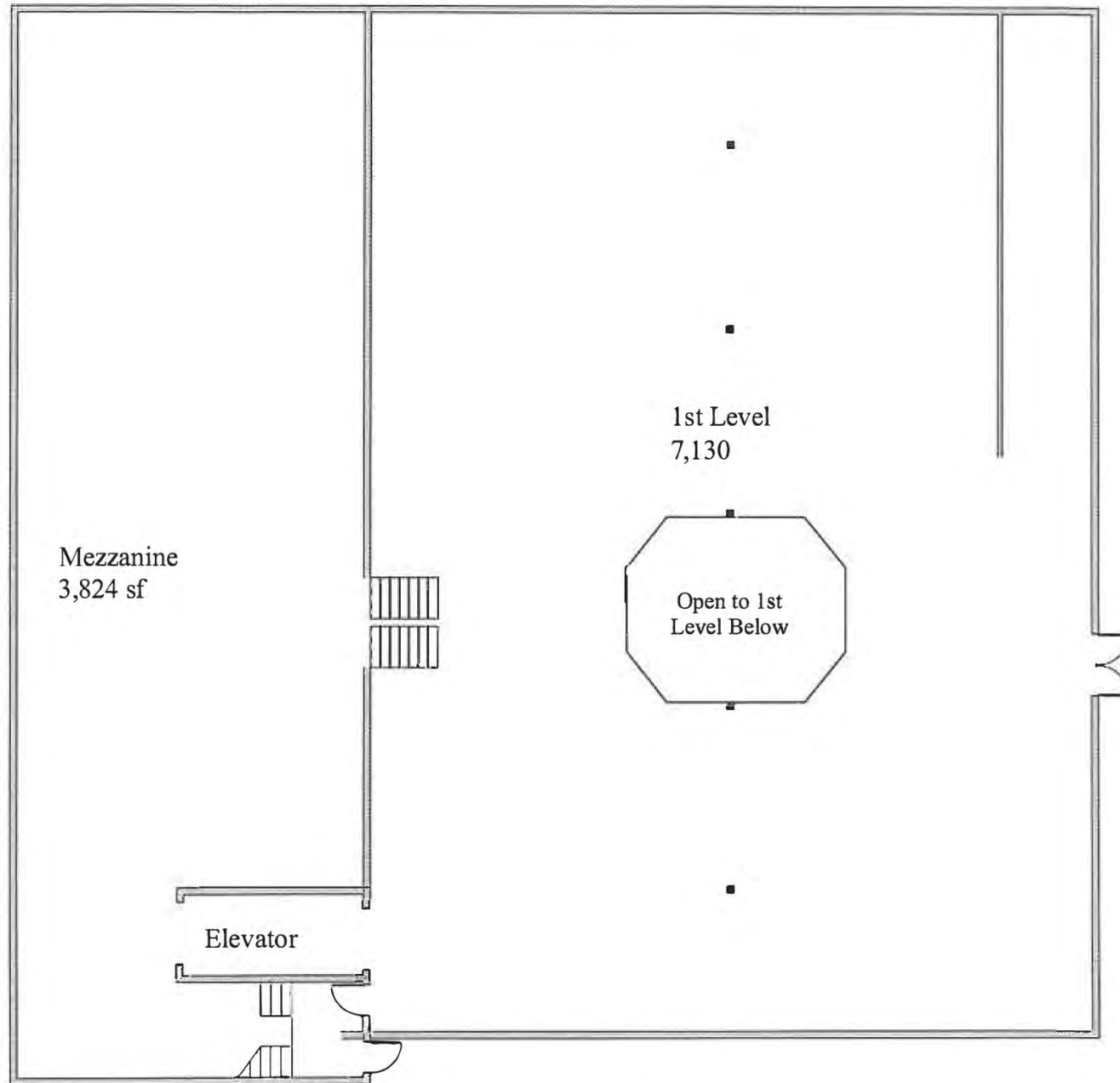
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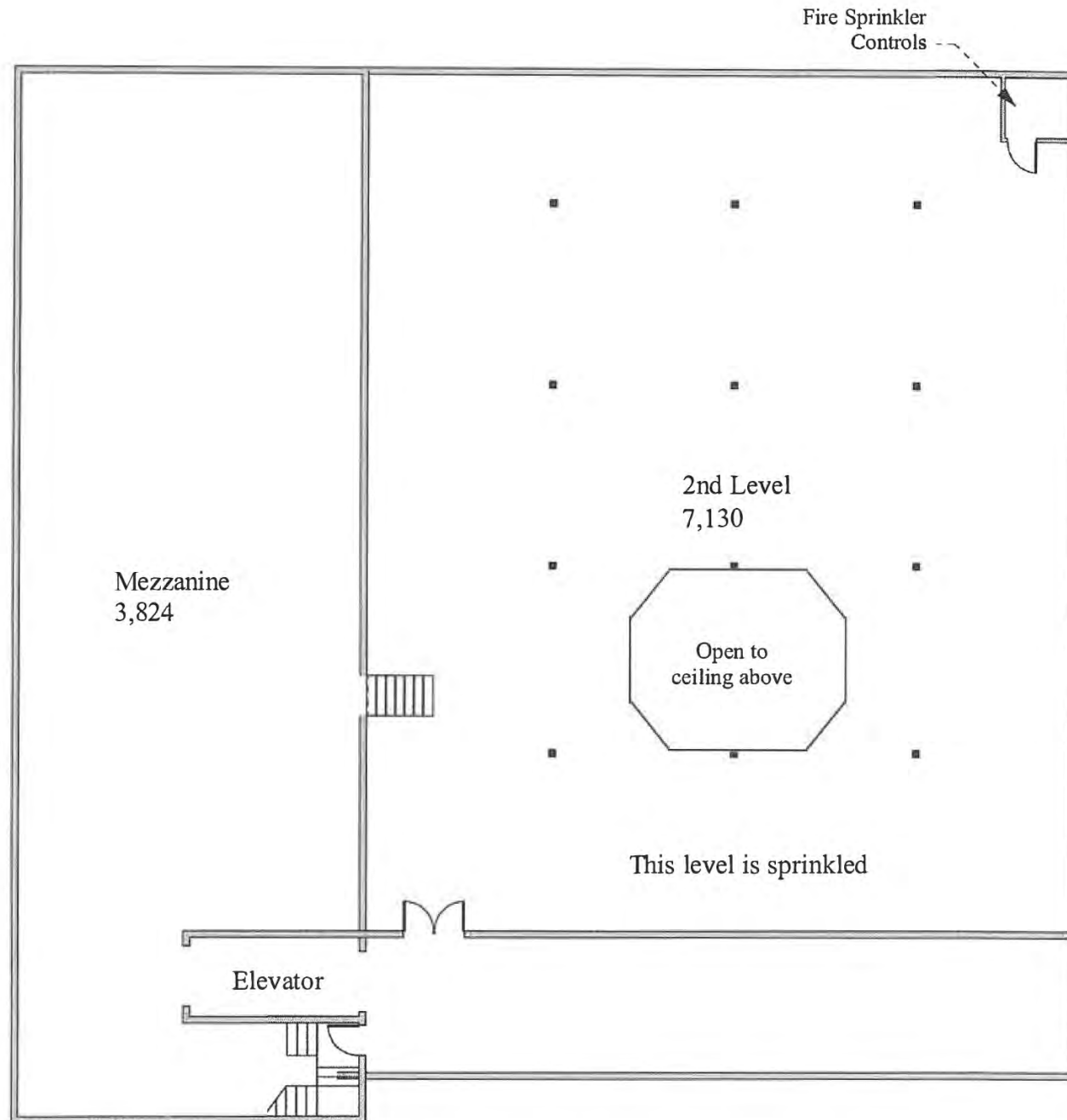
Building Plan

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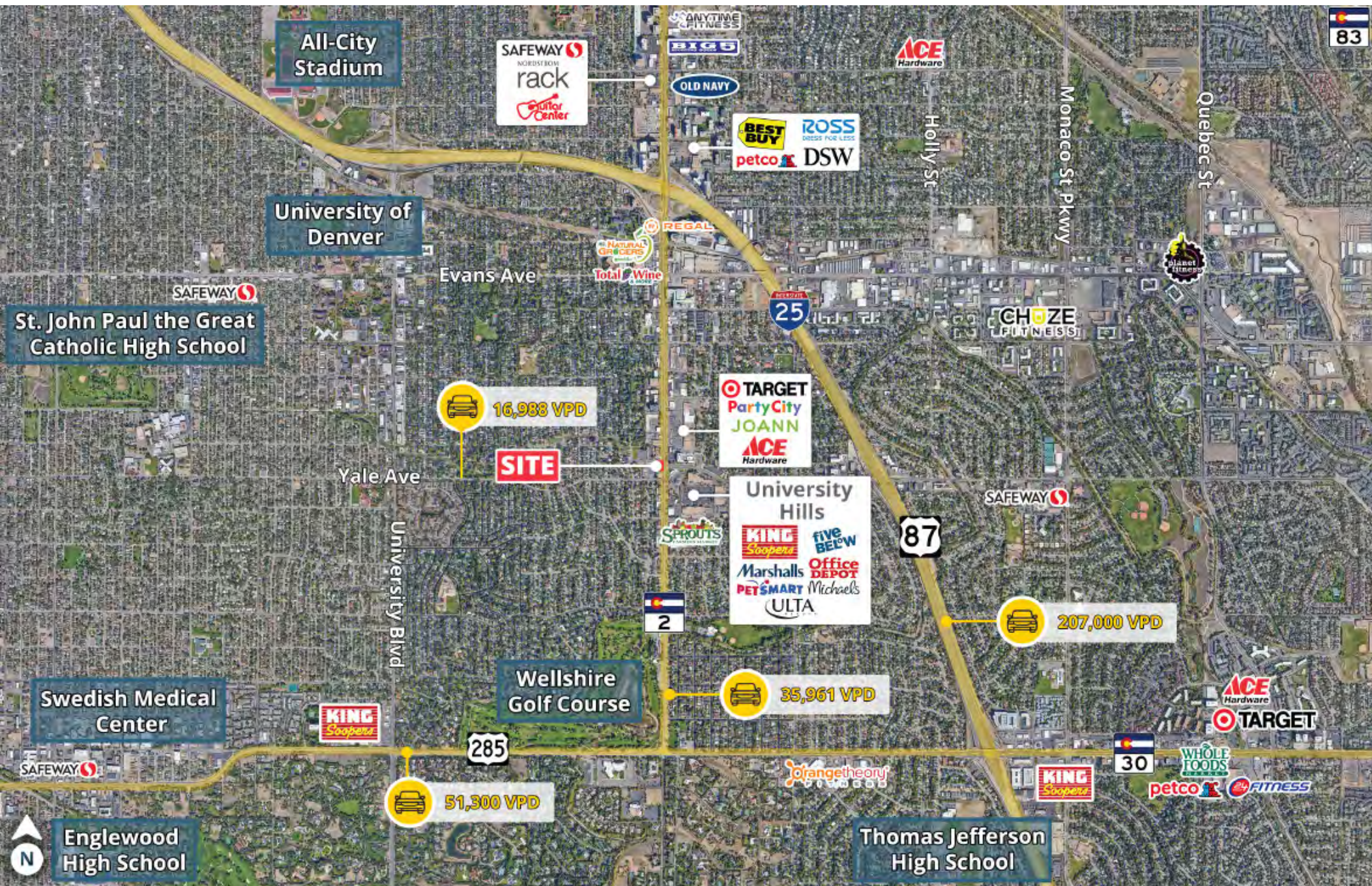
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DEMOGRAPHIC HIGHLIGHTS

1 MILE

15,996	22,116	\$154,630	7,216
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

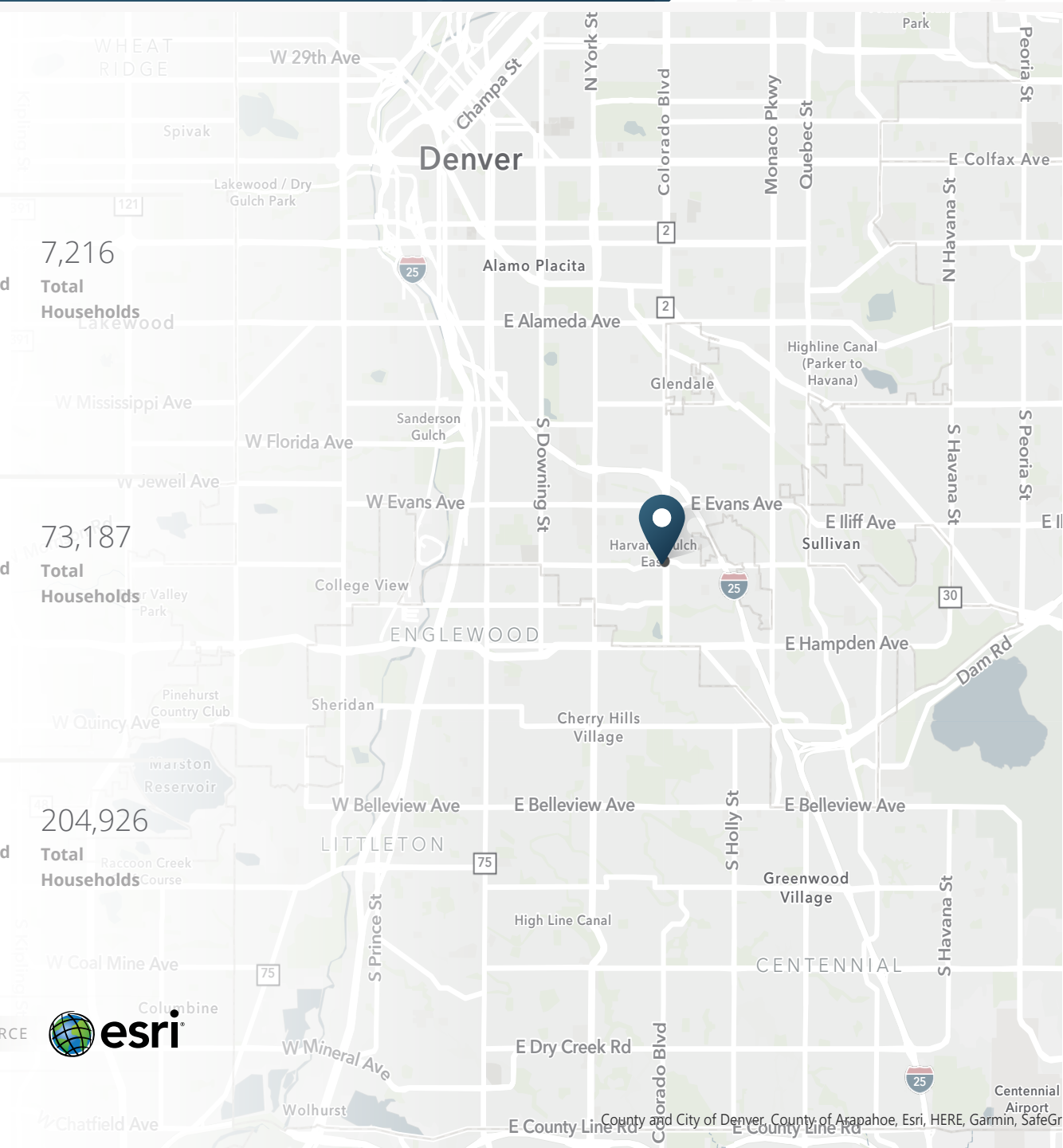
157,875	172,100	\$131,750	73,187
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

435,110	517,182	\$126,968	204,926
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
1875 Lawrence St Unit 850
Denver, CO 80202
303.572.1800

Tony Pierangeli
303.390.5257
tony.pierangeli@srsre.com

Tami Lord
303.390.5244
tami.lord@srsre.com

SRSRE.COM

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