## FOR LEASE - RETAIL

1450 S Santa Fe Dr, Denver, CO 80223





### **LOCATION DESCRIPTION**

Quick Access to I-25, Broadway, DU, Downtown and Public Transit - High Traffic over 80,000 per day

### **PROPERTY HIGHLIGHTS**

- Great retail endcap space, great exposure on S. Santa Fe
- Denver B-4 zoning allows a wide range of use
- General Business District Centrally Located
- Includes refrigeration units

#### **OFFERING SUMMARY**

Lease Rate:	\$20.00 SF/yr (NNN \$8.80)
Available SF:	3,000 SF
Lot Size:	0.58 Acres
Building Size:	10,270 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,254	70,013	196,290
Total Population	14,087	157,079	430,086
Average HH Income	\$67,197	\$69,512	\$68,918



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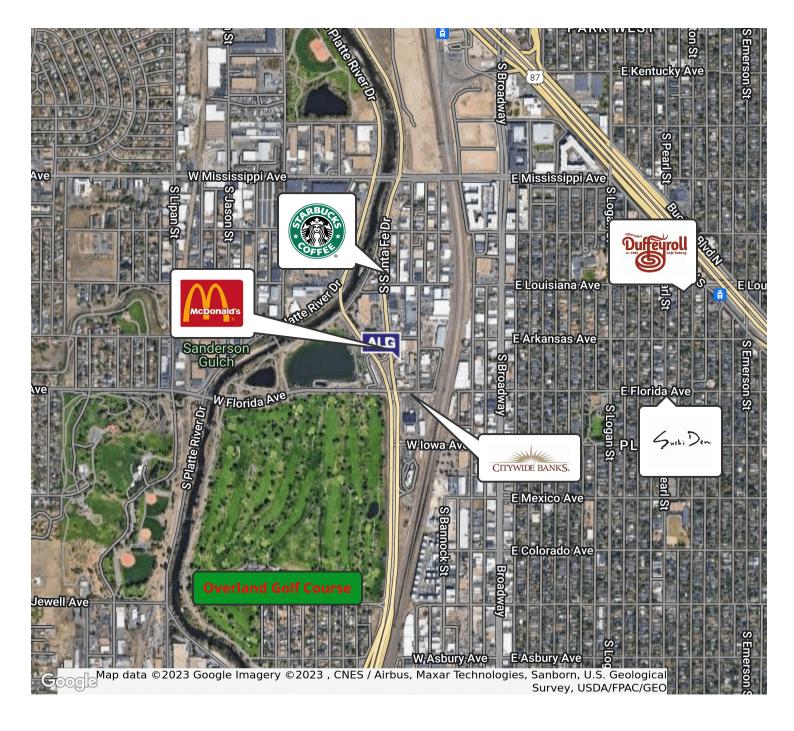
### ALG COMMERCIAL

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,087	157,079	430,086
Average Age	33.2	32.7	34.1
Average Age (Male)	32.7	32.5	33.9
Average Age (Female)	34.4	33.8	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  Total Households	1 MILE 6,254	3 MILES 70,013	5 MILES
Total Households	6,254	70,013	196,290

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



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