

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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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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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
Total Households	6,254	70,013	196,290
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$67,197	\$69,512	\$68,918
Average House Value	\$184,458	\$367,752	\$379,014

** Demographic data derived from 2020 ACS - US Census*



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