

## 1470 S. SANTA FE DRIVE - UNIT B

1470 S. Santa Fe Drive, Unit B, Denver, CO 80223



## PROPERTY DESCRIPTION

Shops on Santa Fe offers a unique opportunity for an owner to operate their own business alongside national and local established tenants: Sankalpa Pole Fitness, YLo Epicure (catering company), California Carnitas (Mexican fast-food restaurant) and Evolution Tattoo. All leases are triple net leases. The available unit, 750 sf was previously occupied by a national insurance agency. There is a digital monument signage on Santa Fe.

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
NNN	\$10.33 / SF
Unit:	B
Available SF:	750 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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## PROPERTY HIGHLIGHTS

- High Traffic and Visibility in a prime location
- Traffic Count 80,000 per day
- Cross Streets W Arkansas & W. Florida
- Abundant parking with great access points
- Value-add opportunity.
- Across from Overland Park Golf Course
- Nearby retail includes McDonald's, Citywide Bank and Starbucks
- Gateway into the Santa Fe Art District
- 1470 S. Santa Fe Dr. roof replaced in 2023



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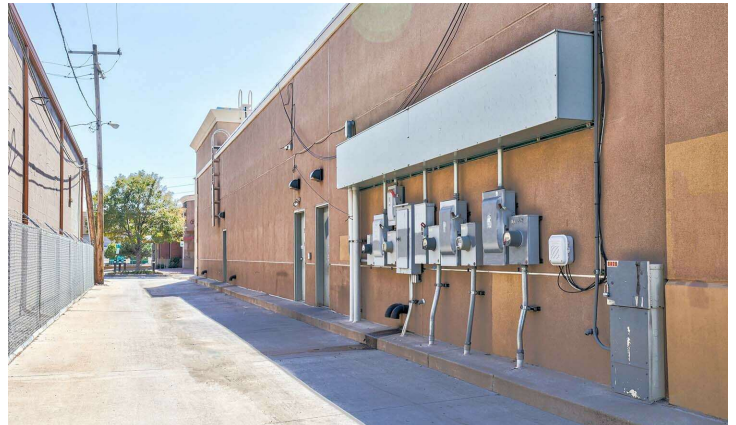
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RETAIL PROPERTY FOR LEASE

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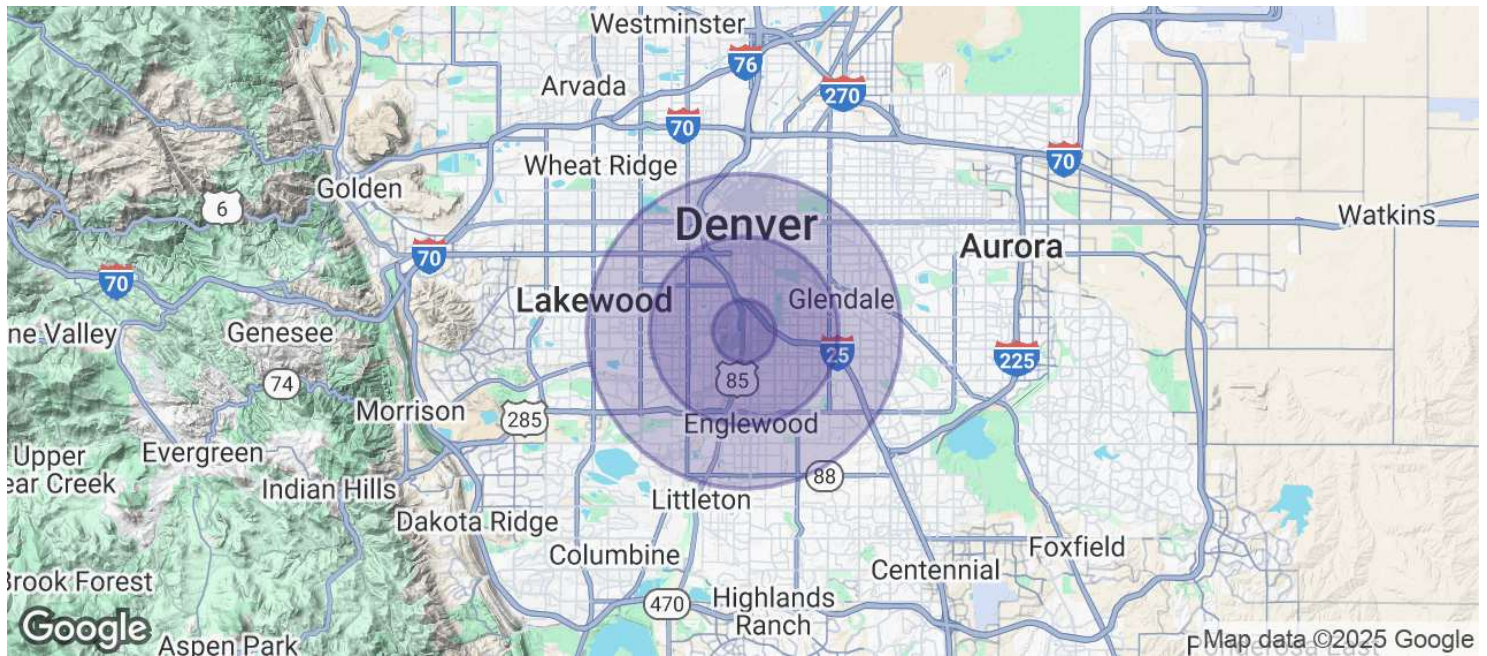


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,087	157,079	430,086
Average Age	33.2	32.7	34.1
Average Age (Male)	32.7	32.5	33.9
Average Age (Female)	34.4	33.8	35.0

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

2020 American Community Survey (ACS)

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