

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 with an elevator
- Extraordinary Pylon Signage
- Perfect for traditional retail or creative workspace

TRAFFIC COUNTS

S Colorado Blvd

35,961 VPD

E Yale Ave

24,682 VPD

Year: 2023 | Source: Esri

JOIN THESE RETAILERS

Marshalls

Chick-fil-A



ULTA
BEAUTY

Michaels

KING
Soopers



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MAIN LEVEL



MAIN LEVEL LOOKING TOWARDS STOREFRONT



MAIN LEVEL FROM MEZZANINE



MAIN LEVEL SHOWROOM



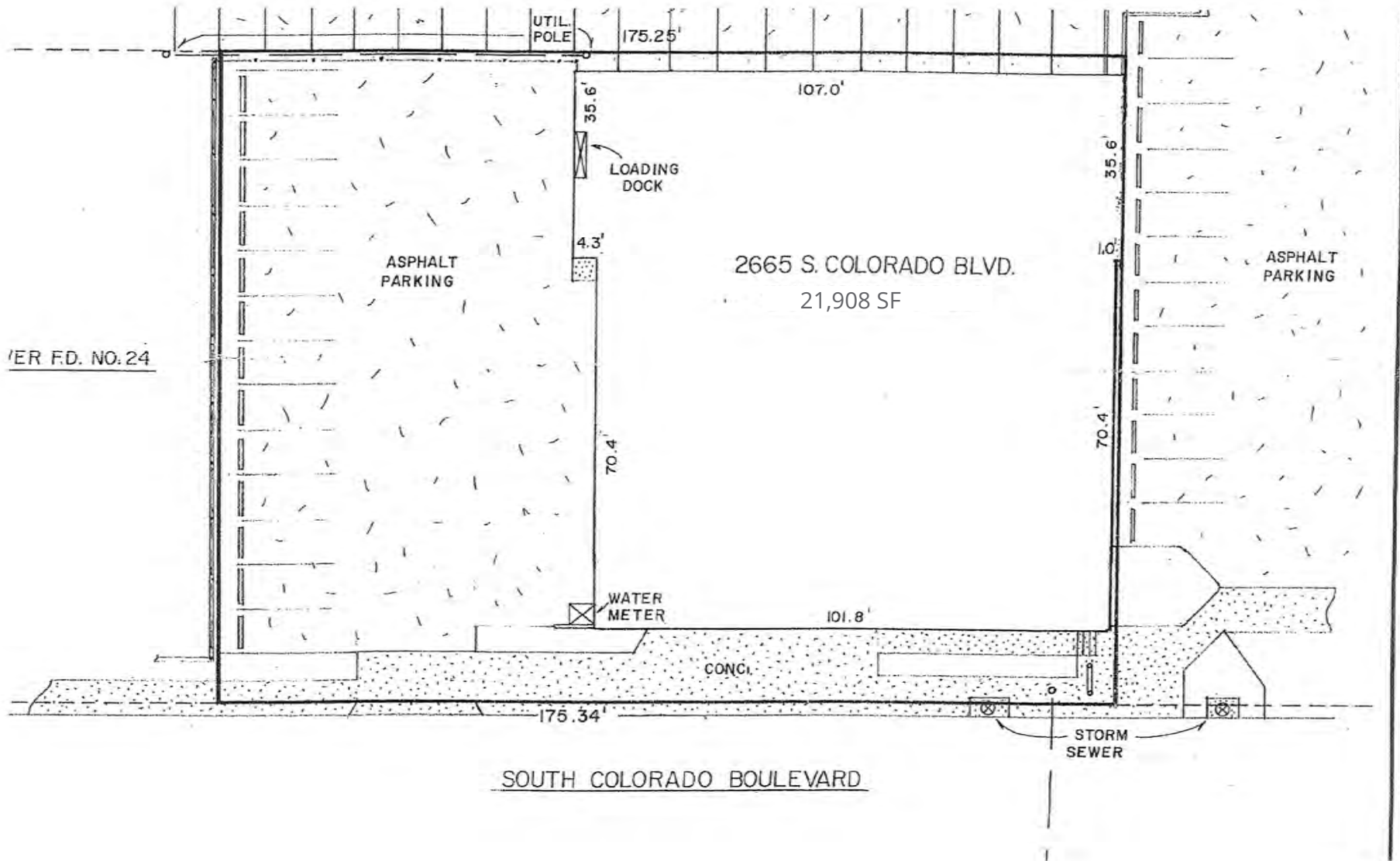
LOWER LEVEL



LOWER LEVEL MEZZANINE

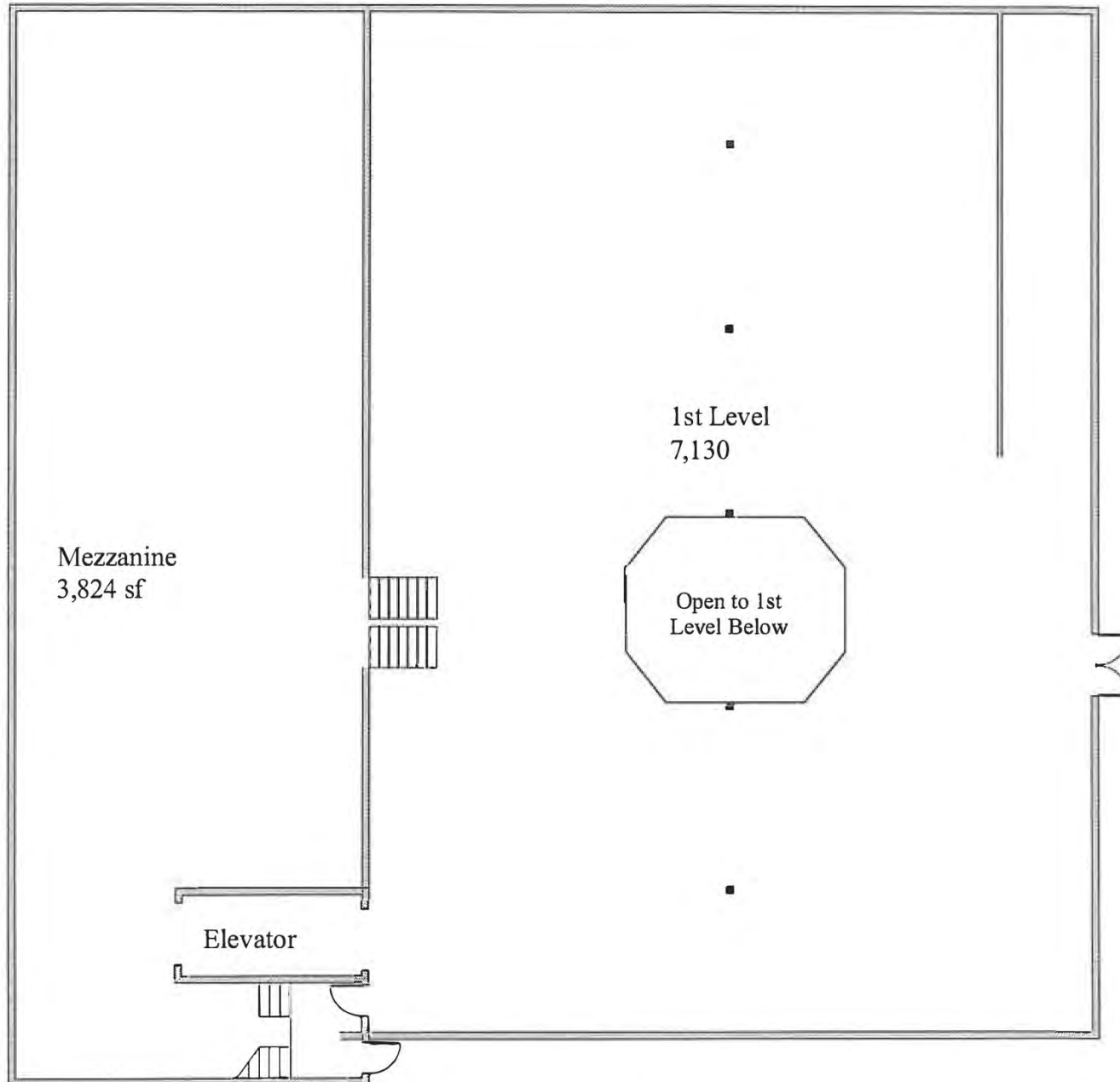
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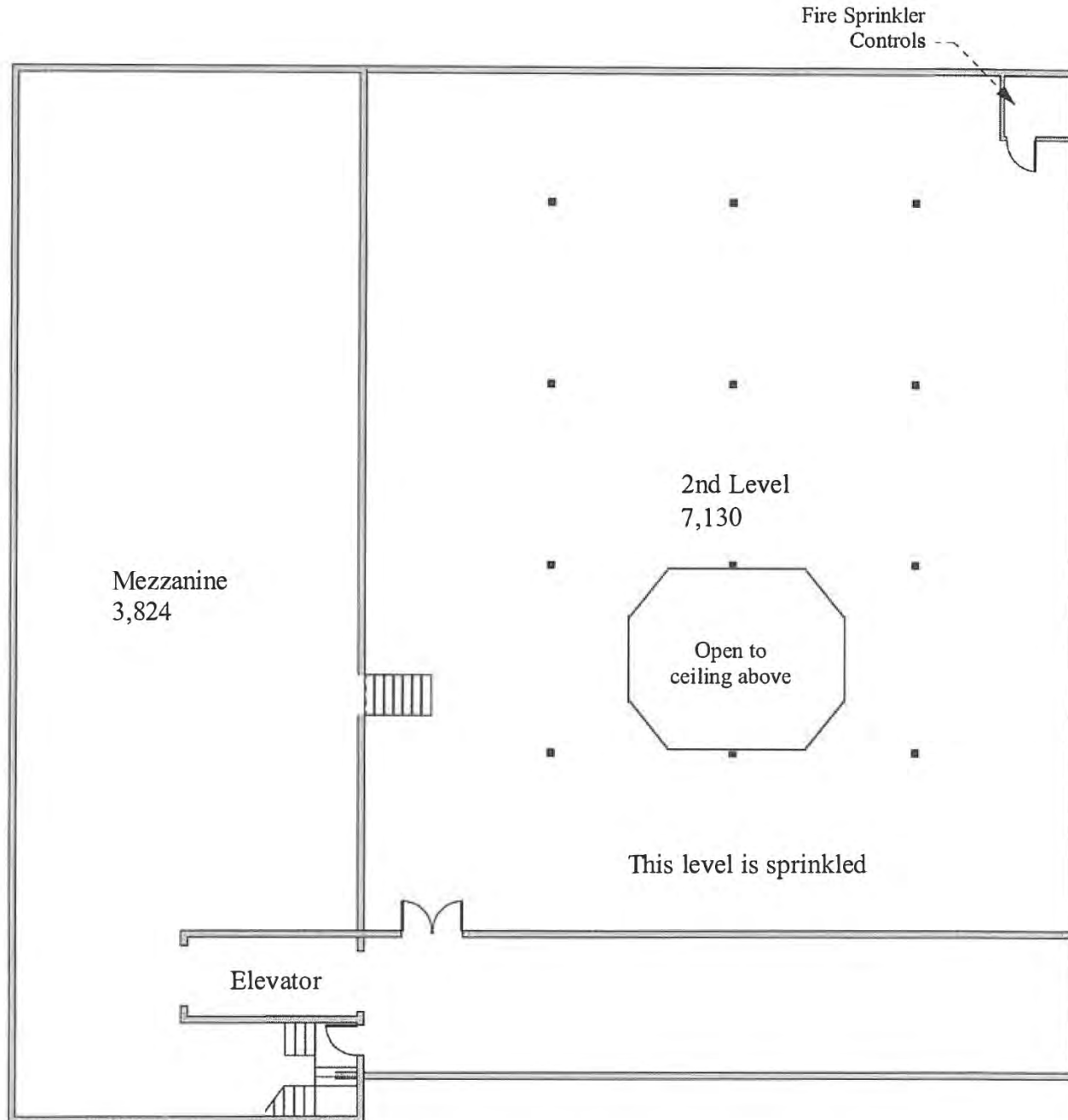
Building Plan

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

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

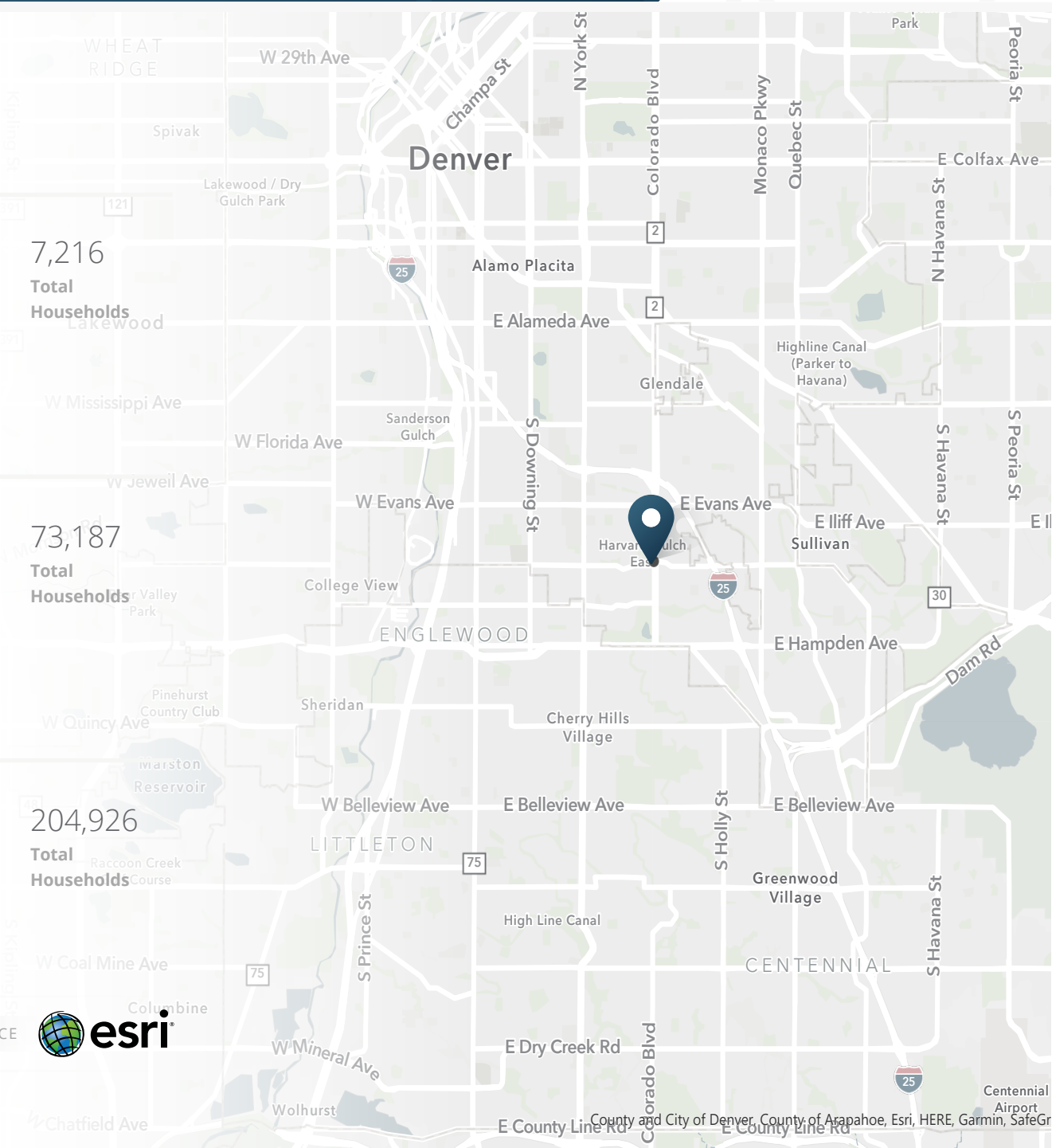
157,875 Population	172,100 Total Daytime Population	\$131,750 Average Household Income	73,187 Total Households
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5 MILES

435,110 Population	517,182 Total Daytime Population	\$126,968 Average Household Income	204,926 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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