

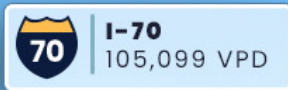
885 LUPINE STREET

GOLDEN, CO

CONTACT BROKER
FOR PRICING



3,240 SF – 4,320 SF OF RETAIL/VET/MEDICAL END-CAP SPACE FOR LEASE WITH HIGHWAY VISIBILITY!



Gannon Roth

Senior Broker Associate

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400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

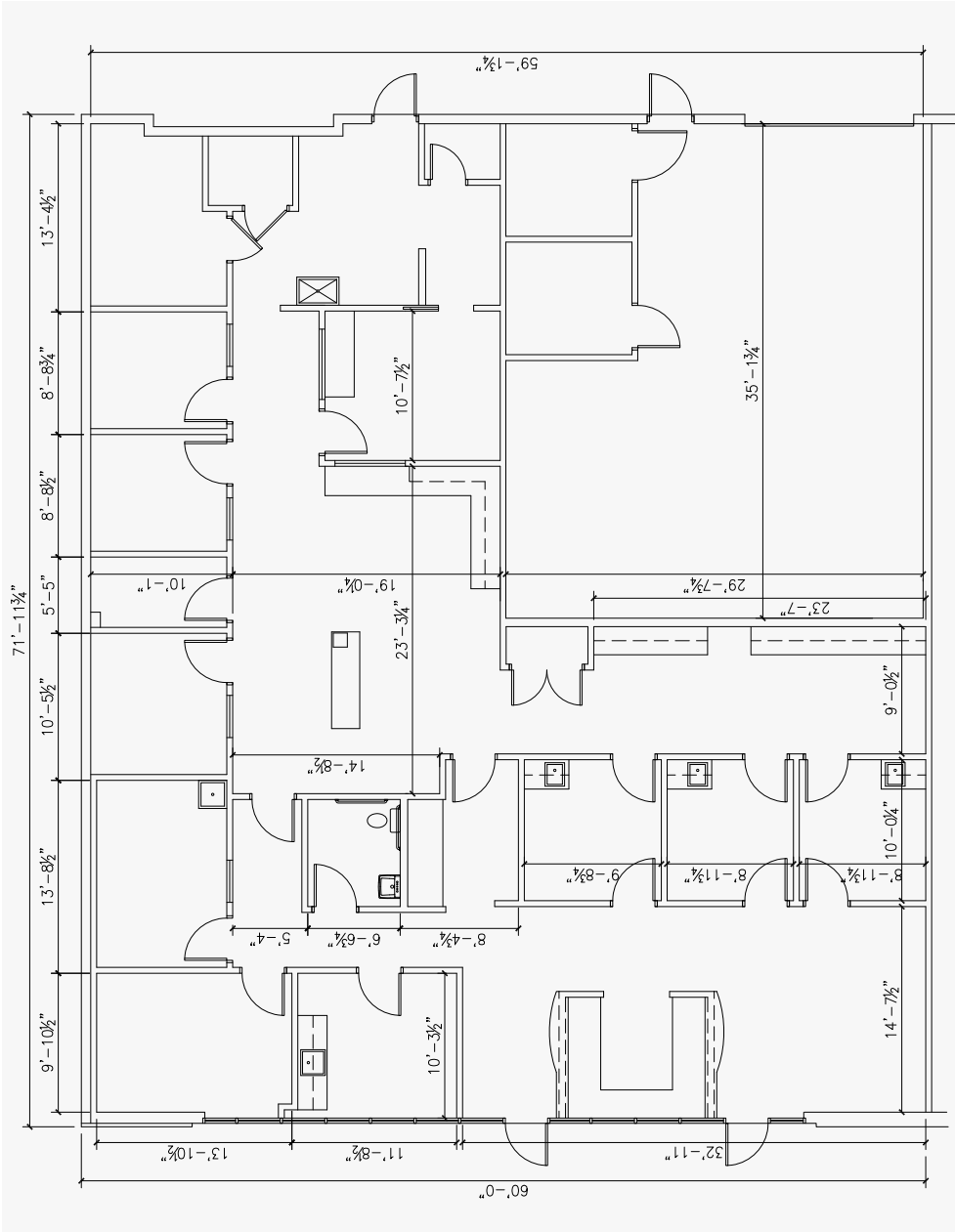
885 Lupine is located at the VERY busy intersection of W. Colfax and I-70 with easy access to Downtown Golden, C-470 and 6th Ave. as well. Signage opportunities for a new tenant on 2 sides of the building with visibility to over 135k vehicles per day! The Property is adjacent to the Colorado Mills Mall with countless retailers, automotive dealerships, and employers in a high density commercial sub-market. The space is currently built out as a functional and attractive veterinarian space. Perfect for another veterinarian, medical, dental, and many other retail uses. Call broker for more details or to set up a showing!



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,367	23,646	59,012
Total Population	5,478	53,757	139,125
Average Household Income	\$117,897	\$136,790	\$137,424

Space SF for Lease:	3,240 SF – 4,320 SF (additional 1,080 SF available in rear with roll-up door - currently used as storage)
Lease Rate:	Contact Broker for Rates
NNNs:	\$9.30/SF
Intersection:	NWC W. Colfax and Lupine ½ Block West of I-70
Building Size:	6,487 SF
Land Size:	19,036 SF
Zoning:	P-D

EXISTING FLOORPLAN





SOUTH TABLE MOUNTAIN

Starbucks
SONIC America's Drive-In.
McDonald's
KING Scoopers
Advance Auto Parts

SUBJECT PROPERTY
885 LUPINE ST

COLORADO MILLS MALL

COLORADO MILLS
Marshall's
WHOLE FOODS MARKET
BEST BUY
Olive Garden
BARNES & NOBLE
DSW DESIGNER SHOE WAREHOUSE
Red Robin
WORLD MARKET
BJ's RESTAURANT BREWHOUSE
BED BATH & BEYOND

Target
VANS
Burlington
Yard House
Levi's
DICK'S SPORTING GOODS
H&M
FOREVER 21
Cafe Rio MEXICAN GRILL
Panera BREAD

THE HOME DEPOT
petco

DULUTH TRADING CO.

78,000 VPD (2022)

30,655 VPD (2022)

75,078 VPD (2021)

105,099 VPD (2021)

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