

3701 S SANTA FE DRIVE

SHERIDAN, CO

CONTACT BROKER
FOR RATES

SANTA FE DR
81,646 VPD

**MAIN ENTRANCE OFF S. SANTA FE DR TO
RIVER POINT AT SHERIDAN
REGIONAL POWER CENTER**
135-ACRES/335,990 GLA OF RETAIL
AND RESTAURANTS

YOUR SIGN HERE

AUTOVISIONS

3701



**2,675-16,396 SF OF RARE, HIGH-VISIBILITY
RETAIL/SHOWROOM/AUTOMOTIVE SPACE
AVAILABLE ON S. SANTA FE AND E. HAMPDEN AVE**

LOCATED IN AN ENTERPRISE ZONE!

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

3701 S Santa Fe is a well-known building located on S. Santa Fe Dr. at one of the major entrances to River Point at Sheridan, directly in front of a busy Super Target, Michaels, and PetSmart. Previous tenant occupied the space for 30+ years, this is a very rare opportunity to lease a high-profile location on S. Santa Fe. The location has easy access to S. Santa Fe and Hampden (Highway 285). Unbeatable visibility and signage to over 81,000 vehicles per day, including a newly constructed 35 foot tall monument sign on Santa Fe. Incredible retail traffic from the regional power center Riverfront at Sheridan spaces but with SIGNIFICANTLY lower rental rates and NNN expenses. Join Costco, Super Target, Burlington's, Regal Theaters, Michael's, PetSmart, Buffalo Wild Wings, Chick-Fil-A, Carl's Jr., Chili's, Golden Corral, Texas Roadhouse, Panera Bread, Starbucks, Steak 'n Shake, and many more!

Property located in the South Metro Enterprise Zone with many business tax credits and incentives available to business operators!!! For more information visit: <https://oedit.colorado.gov/enterprise-zone-program>

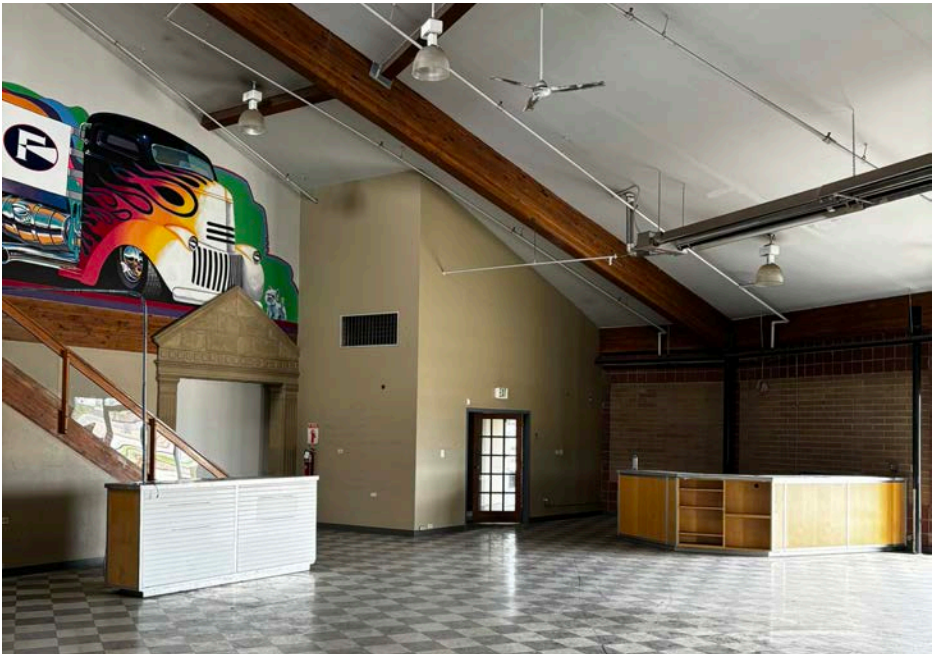
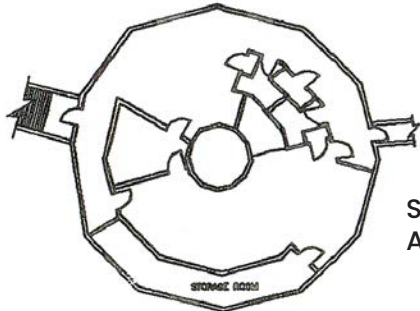
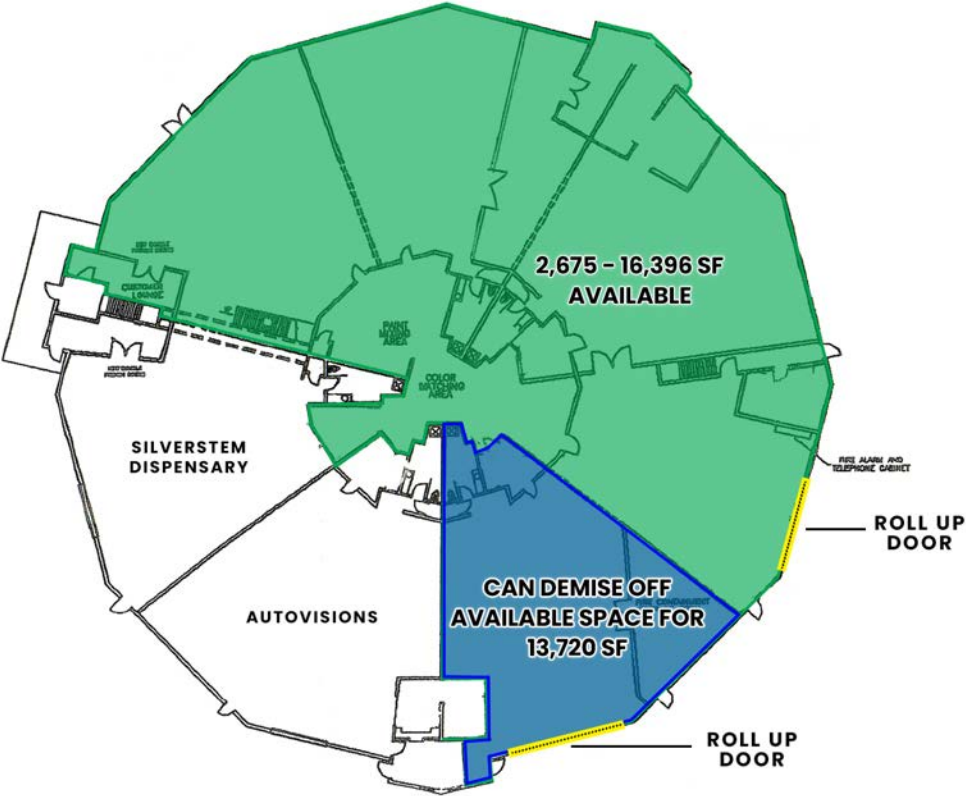


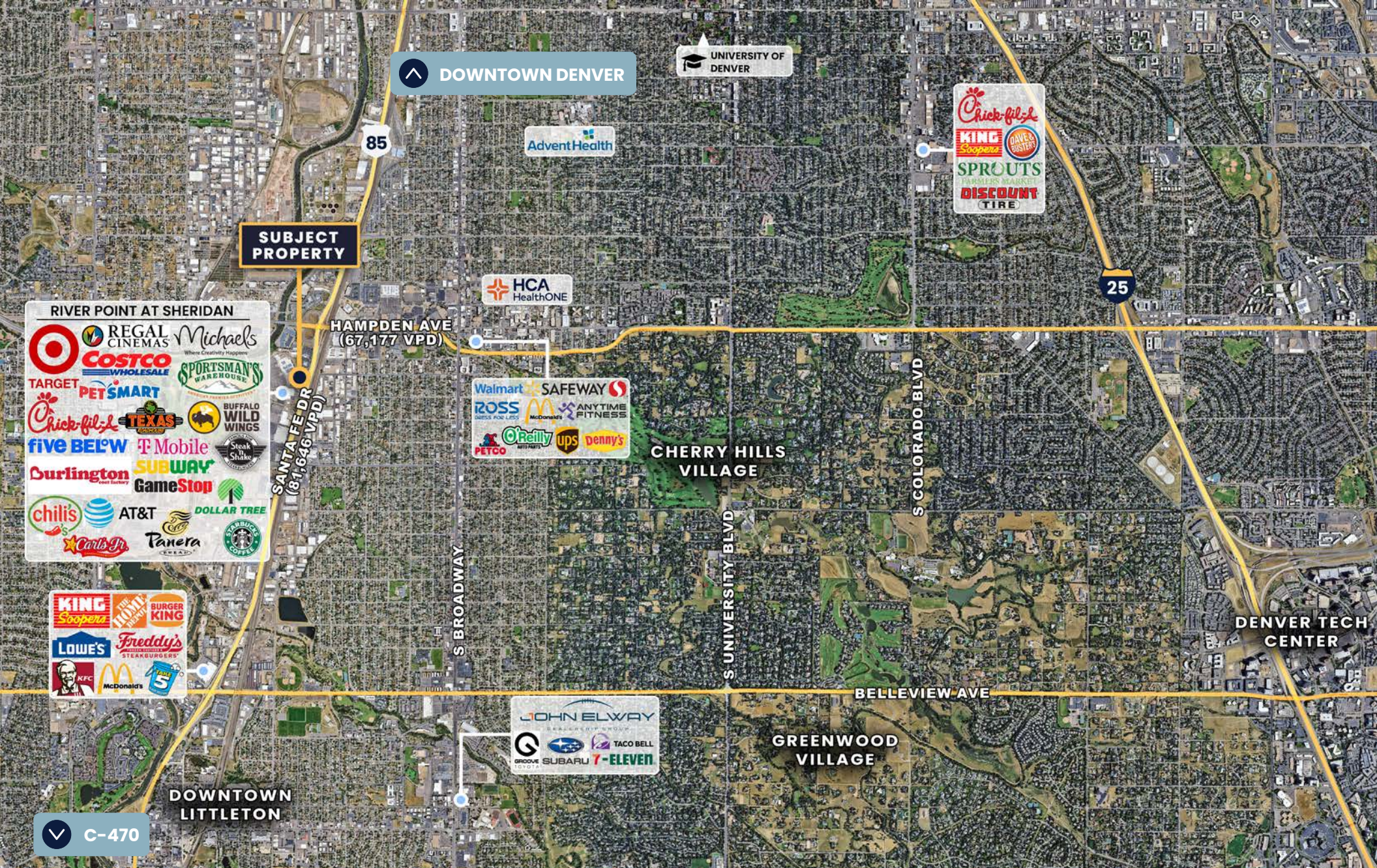
Available Unit(s):	Approx. 2,675 SF - 16,396 SF
2nd Floor Office Size:	Approx. 2,200 SF
Total Building SF:	22,320 SF
Lot Size:	1.83 Acres
Lease Rate:	Contact Broker for Rates
NNNs:	\$5.99/SF
Ceiling Height:	12' - 33'
Zoning:	PUD for retail, commercial, office, and light industrial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Households (2024 Estimate)	4,706	52,261	142,420
Population (2024 Estimate)	9,791	124,678	340,716
Average Household Income	\$90,035	\$102,058	\$111,566

EXISTING FLOORPLAN

Santa Fe Frontage | 81,646 Vehicles Per Day





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