

250

E. DRY CREEK RD #110
LITTLETON, CO 80122

\$12/SF NNN
LEASE RATE

**DRY CREEK
STATION**



Paint



**TURN-KEY RETAIL/WAREHOUSE
SPACE FOR LEASE**

**DENVER INFILL
SPECIALISTS**



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

BROKER ASSOCIATE

303.512.1197

gtrotter@uniqueprop.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,600 SF
Lease Rate:	\$12/SF NNN
NNN Expenses:	~\$7.60 SF
Building Size:	39,000 SF
Lot Size:	3 Acres
Year Built:	1985
Ceiling Height:	16' - 18'
Zoning:	B-2

PROPERTY OVERVIEW

Turn-Key Retail/Warehouse showroom space available for lease in Dry Creek Station come September. The Property is located near the busy intersection of Dry Creek Road and South Broadway, with over 35,000 VPD on Broadway and over 20,000 VPD on Dry Creek. It is directly across the street from the new Littleton Village Retail development.

Neighboring tenants include Keller Bros, Aspen Medical Supply, Southwest Veterinary Hospital, and Auto Profit Masters.

PROPERTY HIGHLIGHTS

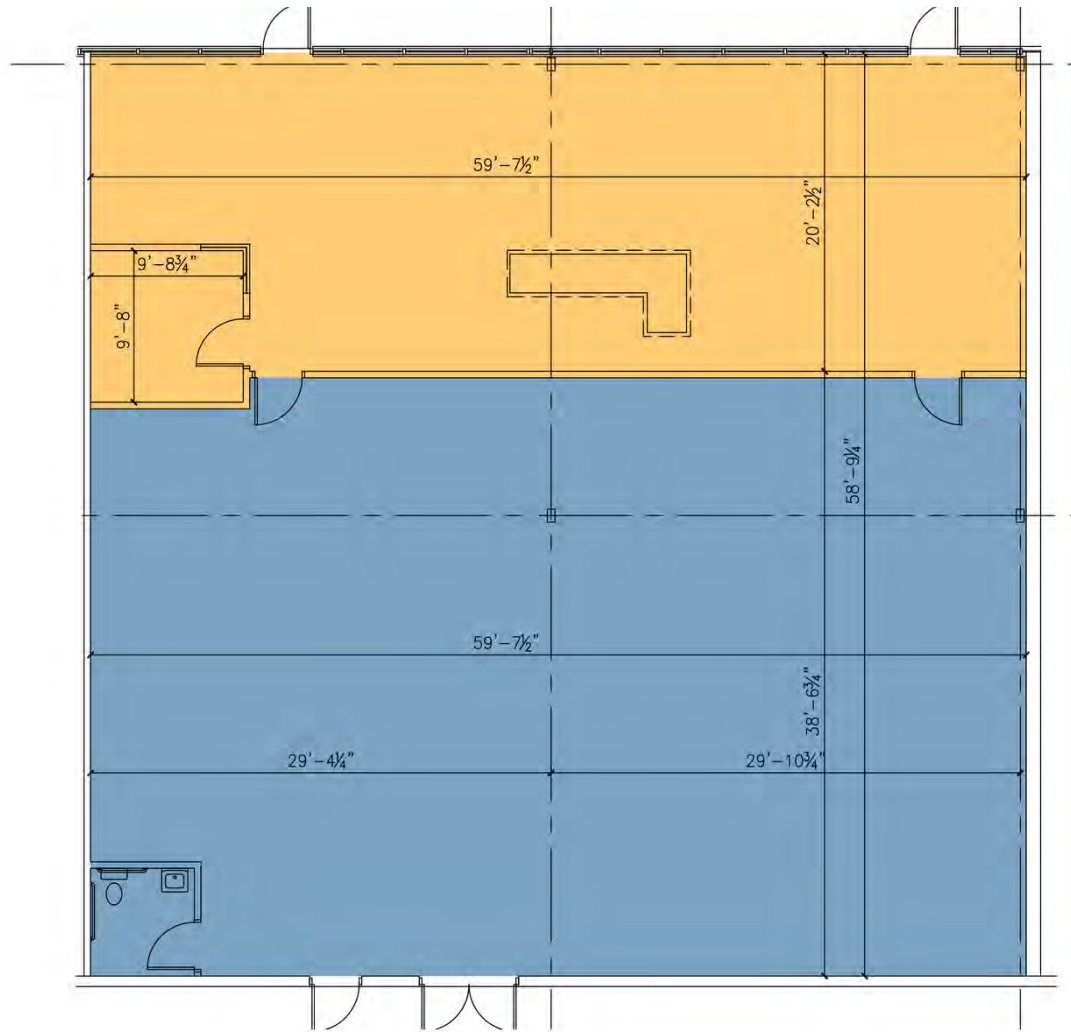
- Available September (Additional space available, contact broker for details)
- Established Shopping Center
- Signage Available
- Ample Parking (4 spots to 1,000 SF)
- Easy Access to C-470 and Santa Fe Drive
- High Ceilings and Two (2) new HVAC units



Sam Leger
Chief Executive Officer
303.512.1159
sleger@uniqueprop.com

Graham Trotter
Broker Associate
303.512.1197 x226
gtrotter@uniqueprop.com

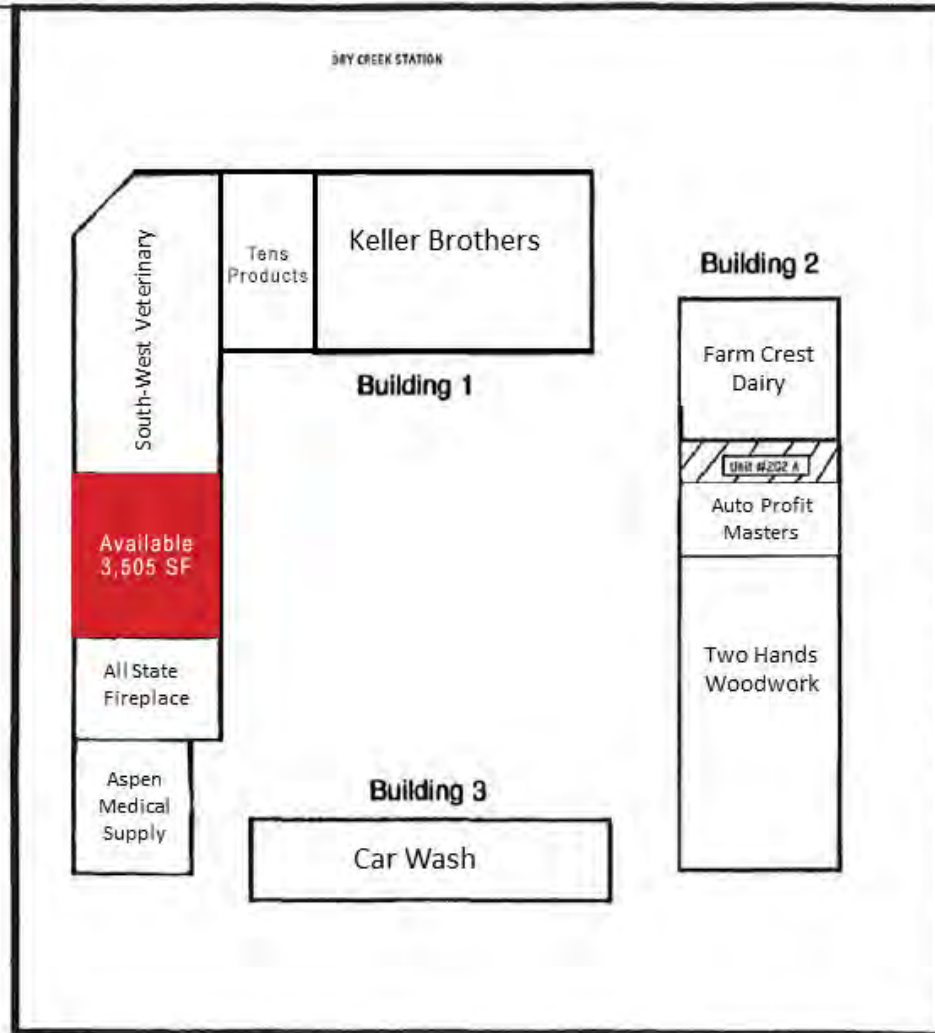
FLOOR PLAN



-  Retail
-  Warehouse

ADDITIONAL PHOTOS

East Dry Creek Road



South Grant Street

ADDITIONAL PHOTOS



LOCATION MAPS

