

RESTAURANT, RETAIL & OFFICE SPACE FOR LEASE

The Shops at

Vallagio

10111 Inverness Drive
Englewood, CO



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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RESTAURANT & OFFICE SPACE FOR LEASE

Availability Information

Retail Space Size: 1,251 - 4,336 SF

Office Space Size: 5,945 SF

Pricing: Contact Broker

Traffic Counts

E. Dry Creek Road: 43,609 VPD

Inverness Drive W: 13,782 VPD

MPSI 2022 ESTIMATES

	1 Mile	3 Miles	5 Miles
Population	8,677	81,396	236,721
Average Household Income	\$129,814	\$140,600	\$136,766
Daytime Population	28,882	132,218	202,193

Highlights

- Second generation restaurant space available with hood and grease trap in-place. **DO NOT DISTURB. COORDINATE TOURS THROUGH LISTING BROKER!**
- Ground floor retail below luxury condominium units
- Second floor office space available that has elevator access (for ADA purposes)
- Located south of the Denver Tech Center! Over 130,000 daytime population within a 3 mile radius!
- The property is situated right off I-25 and E. Dry Creek Road



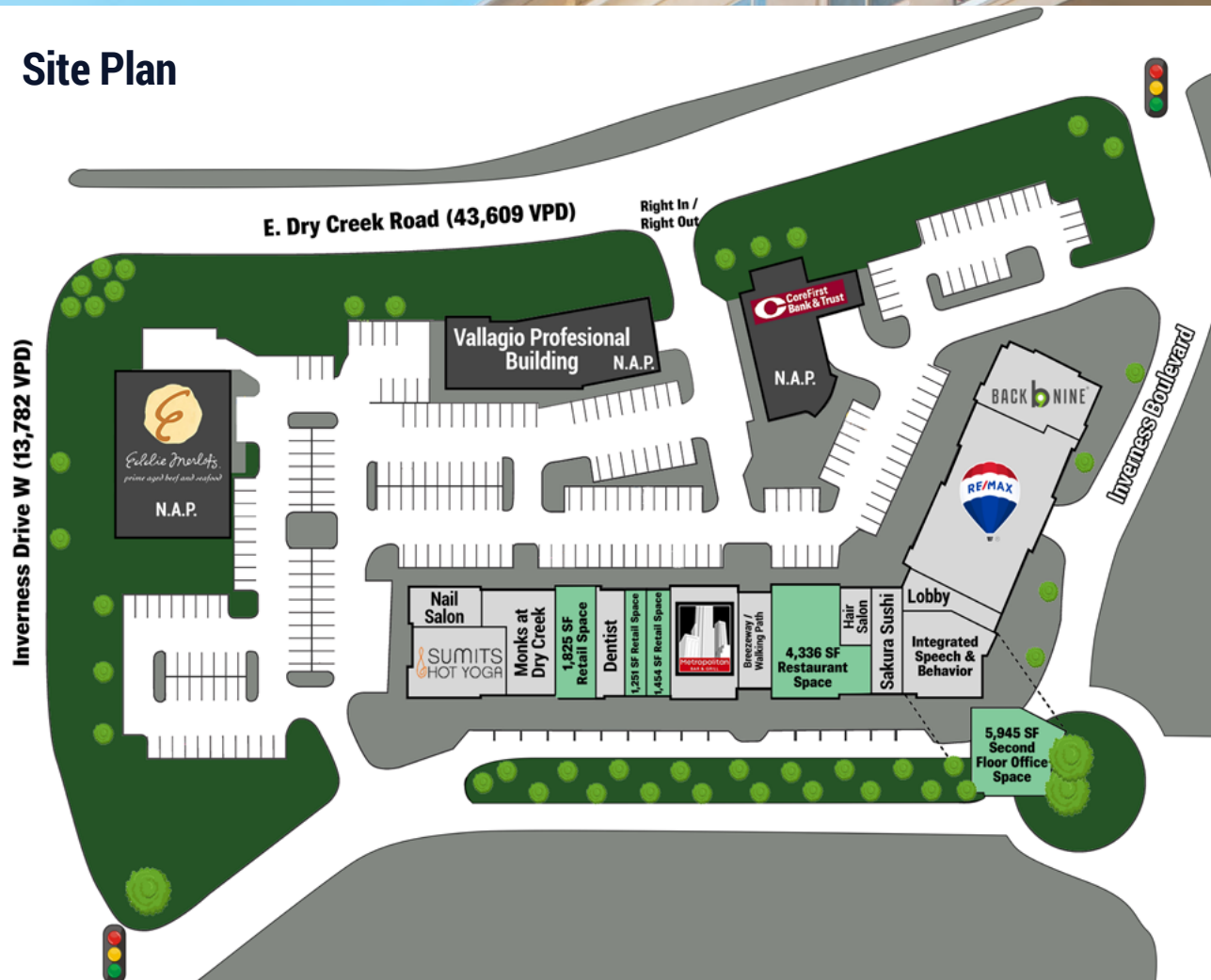
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YOGA

Site Plan



SPACE	TENANT	SIZE
Suite A1	Hot Yoga	
Suite A2	Nail Salon	
Suite B	Indian Restaurant	
Suite D	AVAILABLE	1,825 SF
Suite E	Dentist	
Suite F	VACANT	1,251 SF
Suite G	VACANT	1,454 SF
Suite H	Bar & Grill	
Suite J	AVAILABLE	4,336 SF
Suite L	Hair Salon	
Suite M	Sakura Sushi	
Suite N	ABA & Speech Pathology	
Suite O	VACANT	5,945 SF
Suite P	RE/MAX	
Suite T	The Back Nine	

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