

Retail Property For Lease

Auto Repair Shop For Lease

8080 E Mississippi Ave

Denver, CO 80247



Offering Summary

Available September 1st, 2023

Size 5,720 SF

Parking Ratio 4.2/1000 SF

Lease Rate \$16/SF/YR

NNN Expenses \$7/SF

Ceiling Height 18 FT

Property Highlights

- **Recent Property Upgrades 2023**
- **5 Drive in Bays, Double Wide**
- **6 Hydraulic Auto Lifts**
- **Two private offices**
- **Office area includes Customer Service Center and 3 bathrooms**
- **A Repair Office is located in the garage**
- **Multiple Entry Points**

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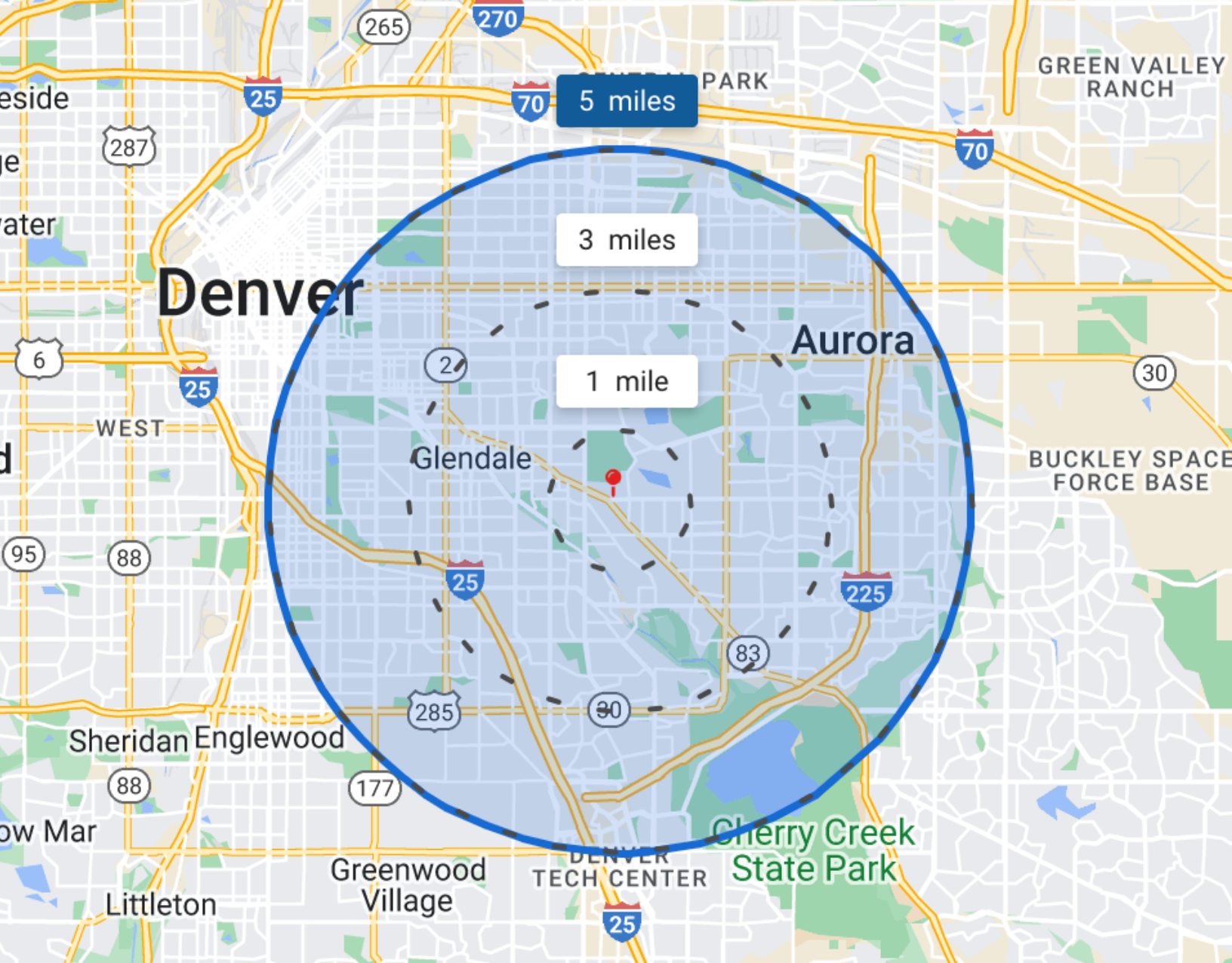
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- High Traffic Area
- High Visibility
- Signage

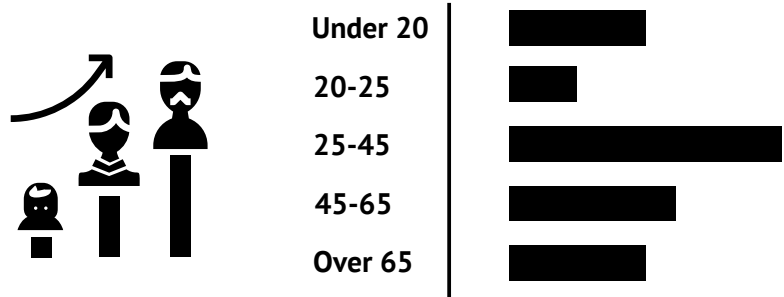


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Demographics:

Age Demographics



Household Income

\$75.7k

Median Income

\$81.1k

2028 Estimate

↑ 7%

Growth Rate

