

**FOR LEASE**

**MONACO ST.**

**14TH AVE.**

**LEYDEN ST.**

## Turnkey Gas, C-Store & Auto Service - Denver

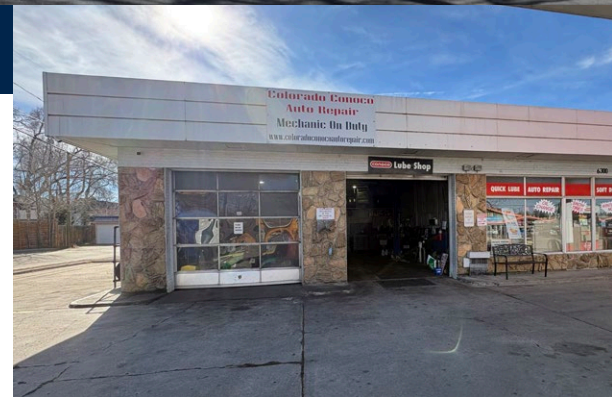
# 6300 E. 14th Avenue

Denver, CO 80220

### Property Highlights

- Freestanding gas, convenience store, and service station opportunity
- Prominent corner location with strong visibility and frontage
- Existing fuel infrastructure and service bays in place
- Ample on-site parking and easy ingress/egress
- Dense surrounding residential neighborhoods with nearby retail and services

**Lease Rate: \$6,500/month NNN**  
(NNNs Estimate: \$1,544.08/month)



### Property Facts

<b>Building</b>	<b>1,530 SF</b>
<b>Lot Size</b>	<b>12,500 SF</b>
<b>Zoning</b>	<b>E-MX-3</b>
<b>Drive In Doors</b>	<b>Two 10' x 9'</b>
<b>Gas Pumps</b>	<b>3 MPDs (6 fueling positions)</b>
<b>Gas Tanks</b>	<b>Two 10,000 Gallon Jacketed Steel Tanks</b>
<b>Parking</b>	<b>10 Spaces</b>

**NAI**Shames Makovsky

**Solomon Stark**  
303 565 3032

sstark@shamesmakovsky.com

**Sandy Feld**  
303 565 3024

sfeld@shamesmakovsky.com



PHOTOS

VIEW TO THE WEST

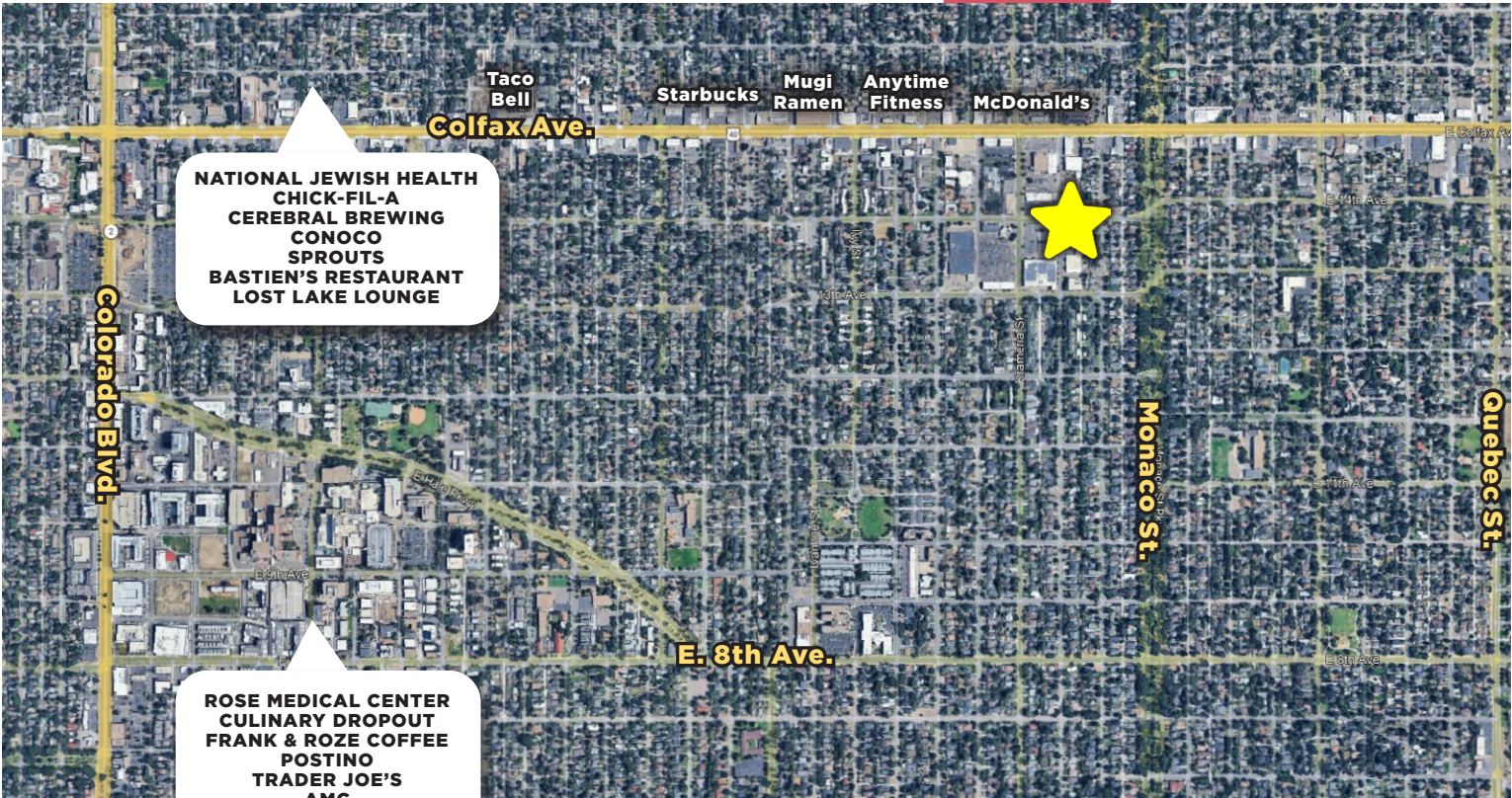
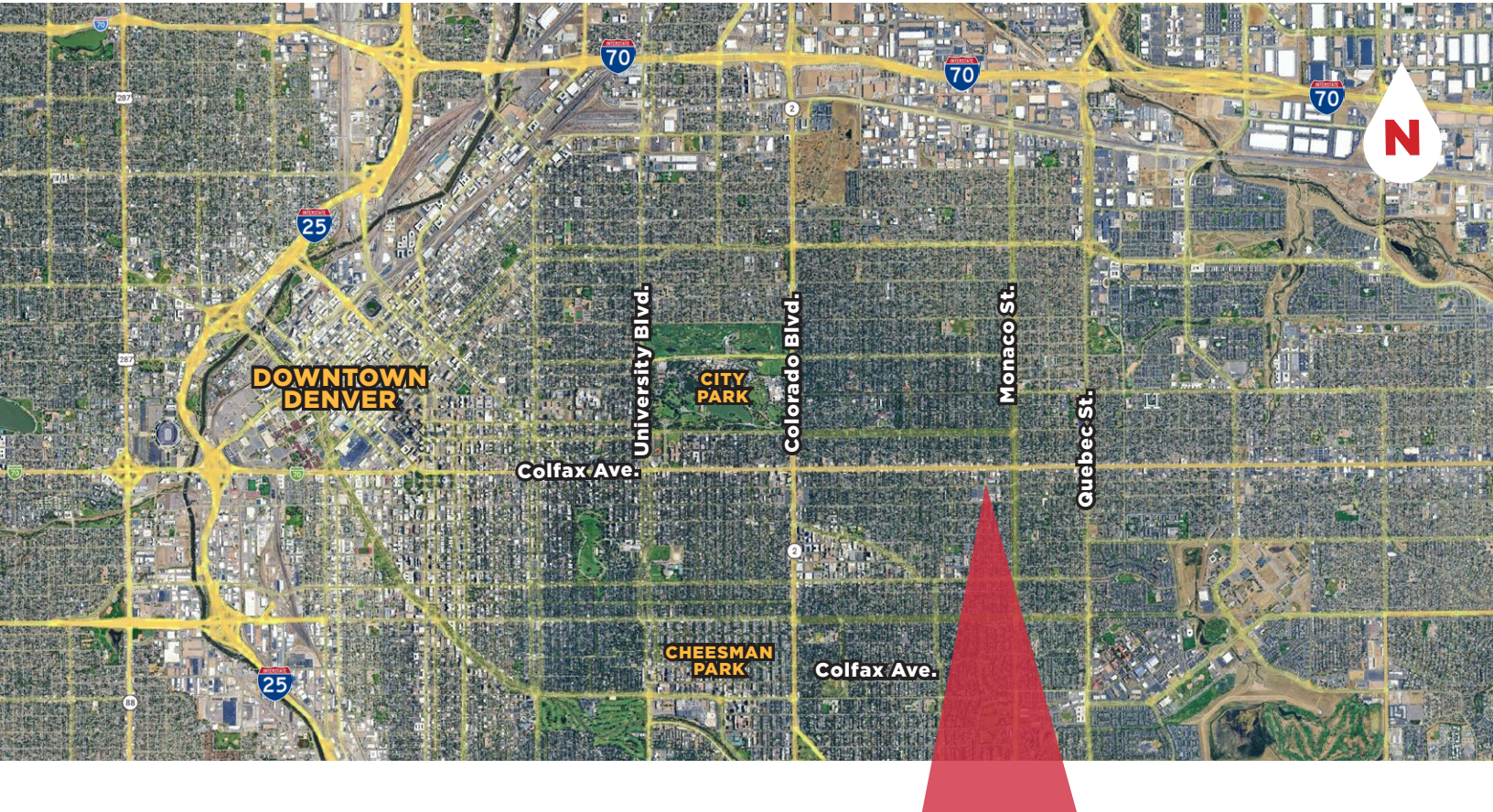


VIEW TO THE SOUTH





6300 E. 14th Avenue



NATIONAL JEWISH HEALTH  
CHICK-FIL-A  
CEREBRAL BREWING  
CONOCO  
SPROUTS  
BASTIEN'S RESTAURANT  
LOST LAKE LOUNGE

ROSE MEDICAL CENTER  
CULINARY DROPOUT  
FRANK & ROZE COFFEE  
POSTINO  
TRADER JOE'S  
AMC  
SNOOZE  
CHEBA HUT  
HUCK COFFEE

**Solomon Stark**

303 565 3032

[ss Stark@shamesmakovsky.com](mailto:ss Stark@shamesmakovsky.com)

**Sandy Feld**

303 565 3024

[sfeld@shamesmakovsky.com](mailto:sfeld@shamesmakovsky.com)