



**FOR LEASE**

**FOUR NEWLY RENOVATED BUILDINGS | FLEX RETAIL/INDUSTRIAL**



# 2030 Clay Street

Denver, CO 80204

## Property Highlights

- \$129k avg. household income within 1 mile of the property
- Parking and yard storage space is available on-site
- In the heart of Jefferson Park and close to the park, great restaurants, bars, shops, and entertainment
- Close to Union Station, Downtown, and great entertainment such as the Aquarium, Children's Museum, Meow Wolf, Elitch Gardens, and only a 5 minute walk to Empower Field
- Great opportunity for a variety of owner users: Construction Company, Gyms, Dog Daycare, Day Spa/Health Clinic, Architecture/Engineering Firm, Light/Custom Manufact., Event Space/Wedding Venue, Restaurant/Bar)

**Lease Rate: \$9.00 + NNN**

## Property Facts

<b>Availability:</b>	<b>15,800 SF</b>
<b>Use:</b>	<b>Flex Retail/Industrial</b>
<b>Land Size:</b>	<b>37,100 SF</b>
<b>Zoning:</b>	<b>C-MX-5</b>
<b>Estimate NNN Expenses:</b>	<b>\$8.50 PSF</b>

**NAI**Shames Makovsky

**Tony Bobay**

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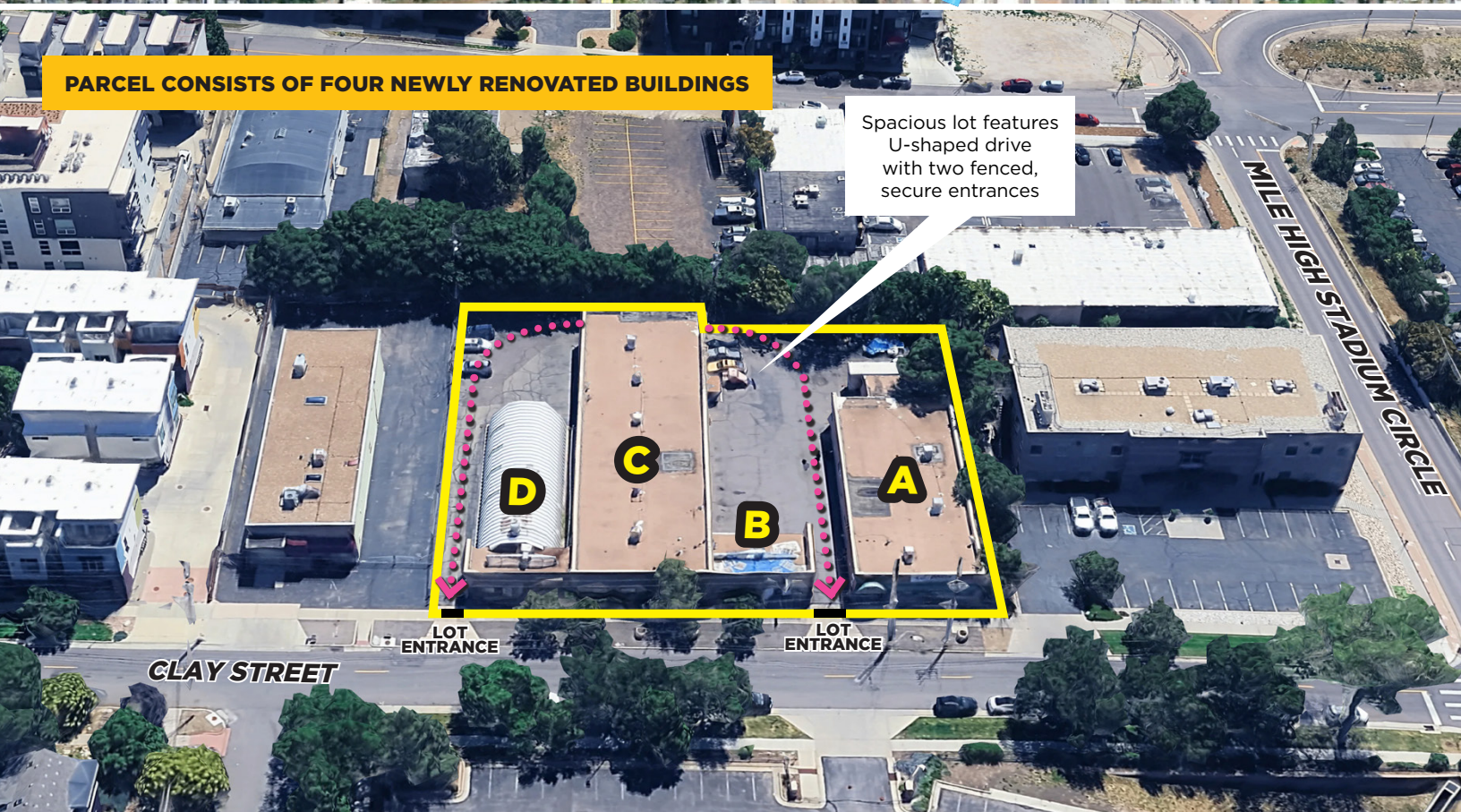
tbobay@shamesmakovsky.com



## NEARBY AMENITIES

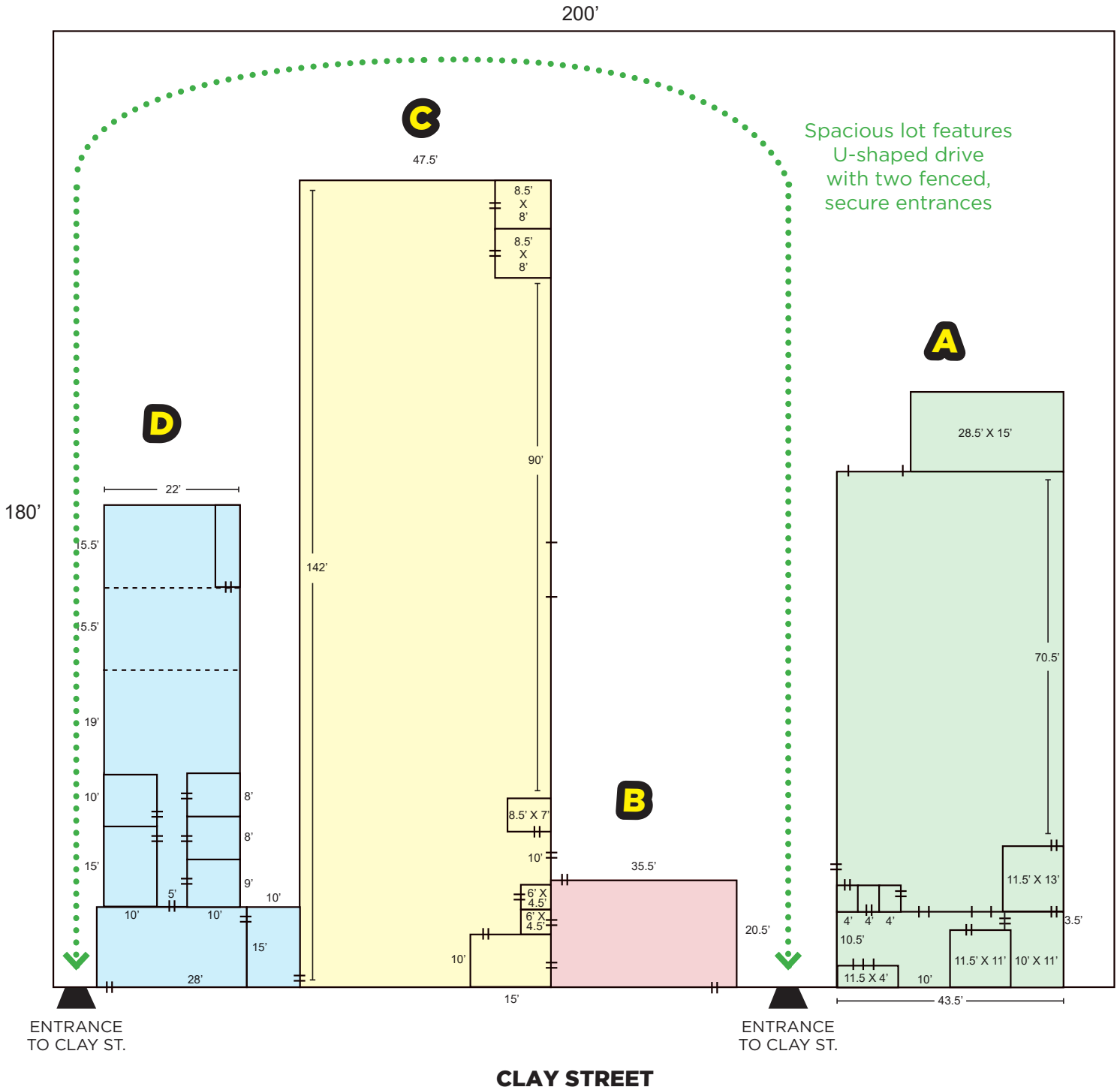


## PARCEL CONSISTS OF FOUR NEWLY RENOVATED BUILDINGS





# SITE PLAN





**BUILDING A**





**BUILDING B**





**BUILDING C**





**BUILDING D**







### Demographics

	1 MILE	3 MILES
Population	24,601	240,479
Households	12,915	122,371
Median HH Income	\$104,219	\$81,501
Average HH Income	\$129,097	\$108,400
Median Home Value	\$733,211	\$614,107



**SPACIOUS SECURE LOT WITH AMPLE PARKING**



**BLOCKS FROM EMPOWER FIELD**



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