



**FOR LEASE:**  
**3,000 SF Industrial  
Warehouse**

**4125 GARFIELD STREET**

Denver, CO 80216

**PRESENTED BY:**

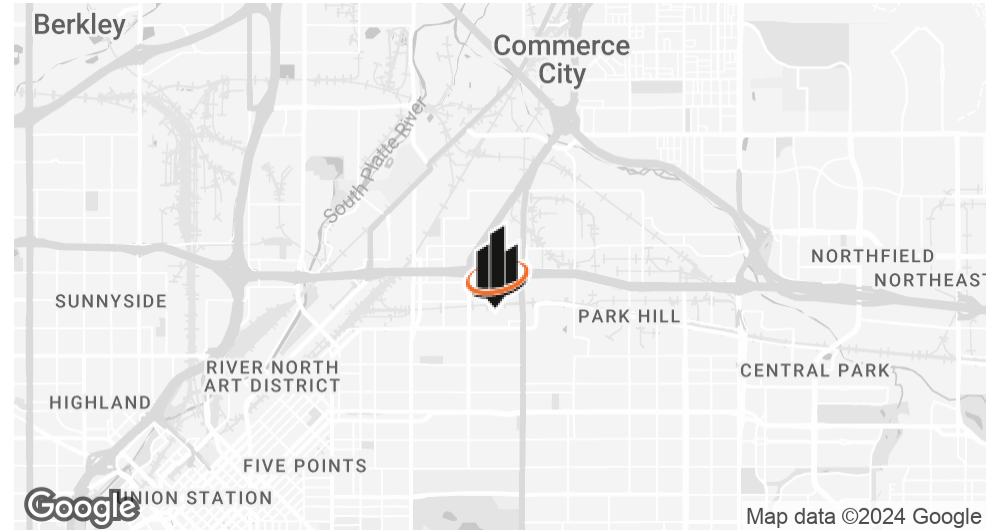
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13PSF NNN
<b>AVAILABLE SF:</b>	3,000 SF
<b>LOT SIZE:</b>	6,250 Acres
<b>BUILDING SIZE:</b>	3,000 SF
<b>MARKET:</b>	Denver
<b>LOADING:</b>	Drive In-9' W x 14' H
<b>ZONING:</b>	I-A

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## PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present for lease a 3,000 SF industrial warehouse, ideally located just off Colorado Blvd and 41st Avenue. This flexible space is perfect for small businesses looking for a prime location in central Denver, offering 16' ceilings, drive-in access, and convenient access to major city thoroughfares.

## PROPERTY HIGHLIGHTS

- Fenced Lot
- Drive-In Access | 9'x14' Drive-In Door
- Premier Central Denver Location | 20 Minutes From Denver International Airport

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	2,983	12,133	132,373
AVERAGE AGE	35	36	37
AVERAGE AGE (MALE)	34	35	37
AVERAGE AGE (FEMALE)	35	36	37

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	1,075	4,392	62,712
# OF PERSONS PER HH	2.8	2.8	2.1
AVERAGE HH INCOME	\$94,642	\$97,260	\$124,375
AVERAGE HOUSE VALUE	\$557,305	\$585,906	\$759,085

Demographics data derived from AlphaMap



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