

# 2780

S. COLORADO BLVD.  
UNIT 27 | DENVER, CO

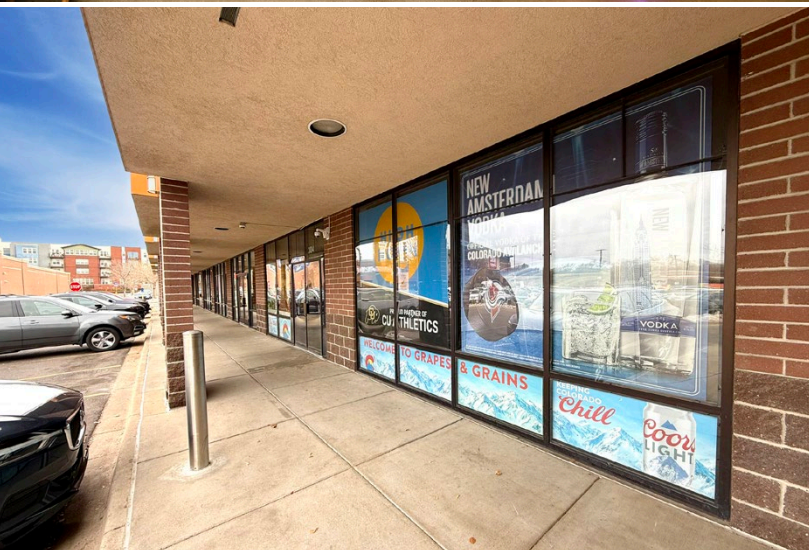
**SUBLEASE**



POTENTIAL BUILDOUT AS CAFE



POTENTIAL BUILDOUT AS GYM



**SUBLEASE RATE: \$30.00/SF NNN**

**3,120 SF Retail** | Next to Major Tenants  
Five Below, Michael's, ULTA and Petsmart

**NAI** Shames Makovsky

**Levi Noe**

**720 982 8763**

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

# 2780

**S. COLORADO BLVD.  
UNIT 27 | DENVER, CO**

- Adjacent to King Soopers, Five Below, Michael's, PetSmart, ULTA Beauty
- High Traffic and Highly Visible Location, off S. Colorado Blvd.
- Monument Signage Available

### Property Facts:

<b>Leasable Area</b>	3,120 SF
<b>Year Built</b>	1997
<b>Parking</b>	251 Surface Spaces
<b>Walk Score</b>	86/100
<b>Lease Term</b>	Through 9.30.2028

**SUBLEASE: \$30.00/SF NNN**

