

# 2125 S. Sheridan

Denver, CO 80227

**SOUTH TARGET VILLAGE SHOPPING CENTER**

NICK & MART UNIQUE SHOP	COFFEE
Bubbles Cleaners	
MASSAGE	field Stone
CARNICERIA ASHLEY	TAQUERIA ASHLEY
	FANCY CUTS
PANADERIA	STEAK, GRIFFIN SEAFOOD & BAR
	INDIAN CUISINE
<b>PUPUSAS EL LUCERO</b> DELICIOUS ALL NATURAL SALVADORAN CUISINE	
TAKE-OUT OR DINE-IN	
(720) 638-6192	



FOR MORE INFORMATION:

**Joey Gargotto**  
SENIOR ADVISOR

720 881 7540  
jgargotto@shamesmakovsky.com

# 2125 S. Sheridan

**AVAILABLE FOR LEASE**

## PROPERTY OVERVIEW

- Multi-tenant retail center assembled under the same ownership as new Harvey Park Grille & Playball Sports Bar
- Landlord is improving center to bring new vitality to the block
- Suites ranging from 1,250 to 7,800 SF; ability to combine spaces
- Please inquire for availability up to 30,000 SF
- A variety of spaces are available to satisfy your business's needs
- Abundant parking available

## PROPERTY FACTS

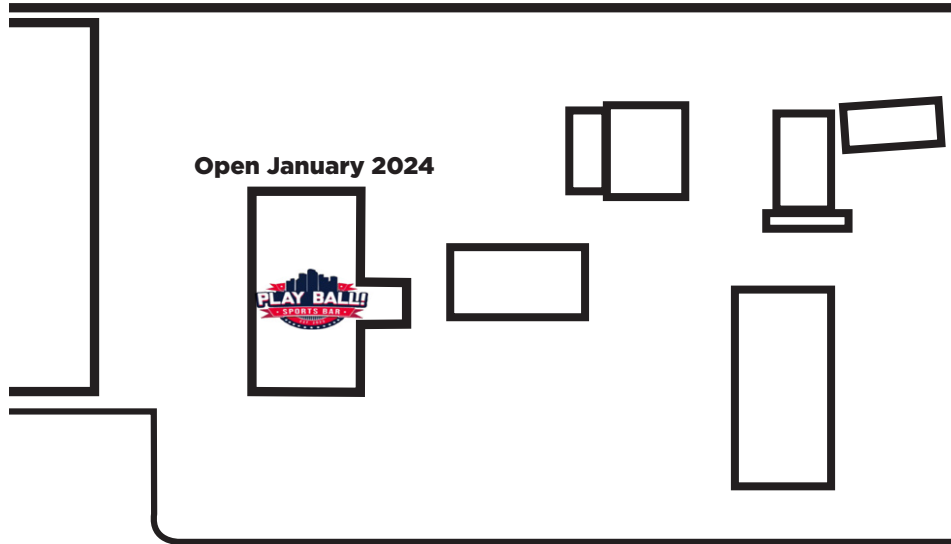
<b>Building Size</b>	<b>30,475 SF</b>
<b>Availability</b>	<b>30,475 SF</b>
<b>Zoning</b>	<b>B-3</b>
<b>County</b>	<b>Denver</b>

**LEASE RATE: \$15.00-\$19.00/SF NNN**





W. Evans Ave.



Open January 2024



S. Sheridan Blvd.

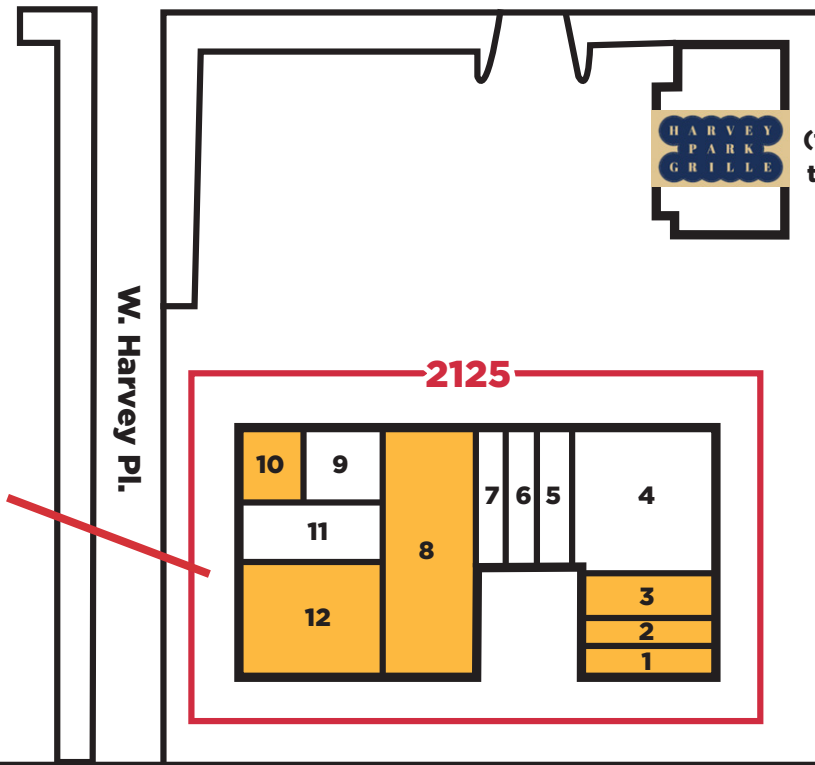
**2125 Units**

(CONTIGUOUS UNITS CAN BE COMBINED)  
PLEASE INQUIRE FOR AVAILABILITY  
UP TO 30,000 SF

VACANT UNITS AVAILABLE  
FOR IMMEDIATE MOVE-IN

1	1,450 SF AVAILABLE
2	1,250 SF AVAILABLE
3	2,700 SF AVAILABLE
4	EL GALLITO
5	FANCY CUTS
6	PUPUSAS EL LUCERO
7	CANNAN PANADERIA
8	7,800 SF AVAILABLE
9	MASSEUSE
10	1,400 SF AVAILABLE
11	HARVEY NUTRITION
12	4,300 SF AVAILABLE

W. Harvey Pl.

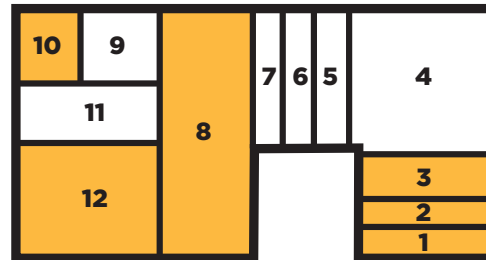


Open January 2024  
(from the Best-in-class  
team behind Jelly )



W. Harvey Pl.

2125



**W. Evans Ave.**

**PLAY BALL  
SPORTS  
BAR & GRILL  
OPEN  
JAN 2024**

**ALL  
ASSEMBLED BY  
CREATIVE NEW  
OWNERSHIP**

**HARVEY  
PARK  
GRILLE  
OPEN  
JAN 2024**

**2125  
AVAILABLE  
FOR LEASE**

**2197  
LEASED TO  
LANDSCAPING  
COMPANY**

**S. Sheridan Blvd.**



**Wadsworth Blvd.  
(1.5 Miles)**



- AutoZone
- Starbucks
- Arby's
- Hangar 101 Bar & Grill
- McDonald's
- Sushi Katsu
- Ace Hardware
- FedEx
- Big Lots
- Pets N' Stuff
- TJ's Sports Bar
- Subway
- Pep Boys
- Wendy's
- Walgreens
- Magill's Ice Cream
- King Soopers
- Culver's

- VASA Fitness
- Mile High Thrift
- 7-Eleven
- Shell
- Conoco
- Contractors Supply

**37,043 VPD**

**Federal Blvd.  
(1.5 Miles)**



- Conoco
- Church's Chicken
- Shell
- Walgreen's
- KoBa Korean BBQ
- Pho 95
- McDonald's
- Discount Tire
- Taco Bell
- Jack in the Box
- Wendy's
- Wingstop
- Bank of America
- Chase Bank
- Walmart
- Skyline Indoor Soccer
- Pizza Hut
- U-Haul
- 7-Eleven
- Autozone
- Zumba

**W. Jewell Ave.**



**HARVEY  
PARK**

**WARD  
RESERVOIR**

**S. Sheridan Blvd.**

**W. Yale Ave.**



DEMOGRAPHICS	1 Mile	3 Mile
Population	20,655	170,759
Households	7,736	63,674
Average Household Income	\$93,424	\$77,314
Daytime Population	2,246	33,732

\*Source: LandVision

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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**NAI Shames Makovskv**  
1400 Glenarm Place, Suite 100  
Denver, CO 80202  
naishamesmakovsky.com

**Joey Gargotto**  
SENIOR ADVISOR

720 881 7540  
jgargotto@shamesmakovsky.com

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SENIOR ADVISOR

720 881 7540

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

**NAI** Shames Makovsky