



FOR LEASE

3952 S. Mariposa Street

3952 S. Mariposa Street | Englewood, CO 80110



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



3952 S. MARIPOSA STREET

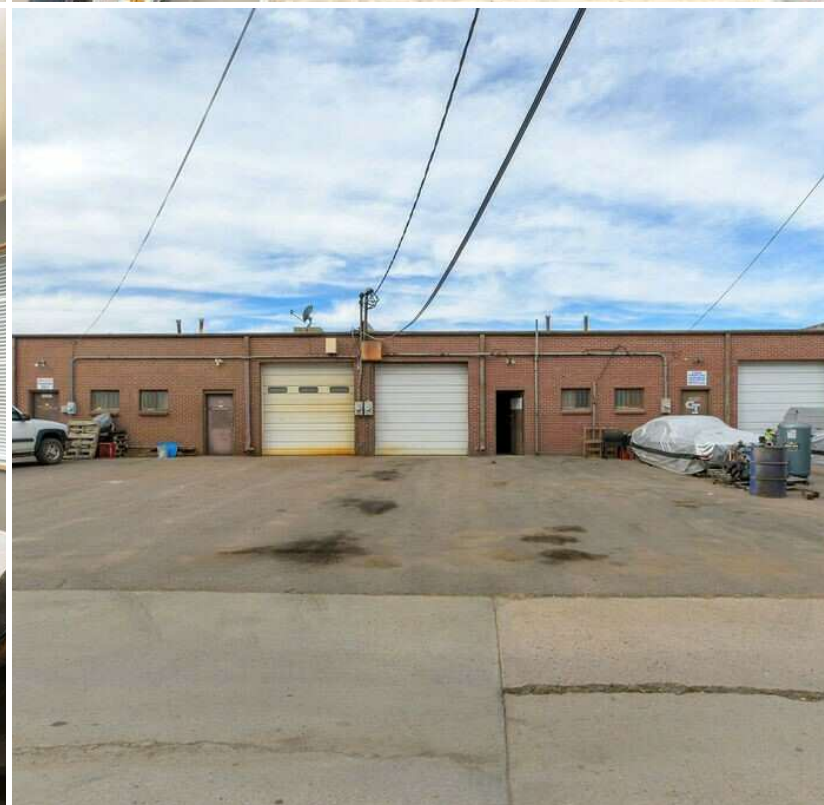
OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$19.00 SF/yr (MG)
Building Size:	2,000 SF
Grade Level Doors:	1
Ceiling Height:	12.0 FT
Zoning:	I-1

PROPERTY HIGHLIGHTS

- 2,000 SF for just \$3,167/mth plus utilities
- 10'x10' drive in door
- Off street and on street parking available.
- Minimal office 10%-20%
- Zoned I-1 in Englewood
- Automotive related uses considered
- Great for contractors, service companies, general office/warehouse and more!

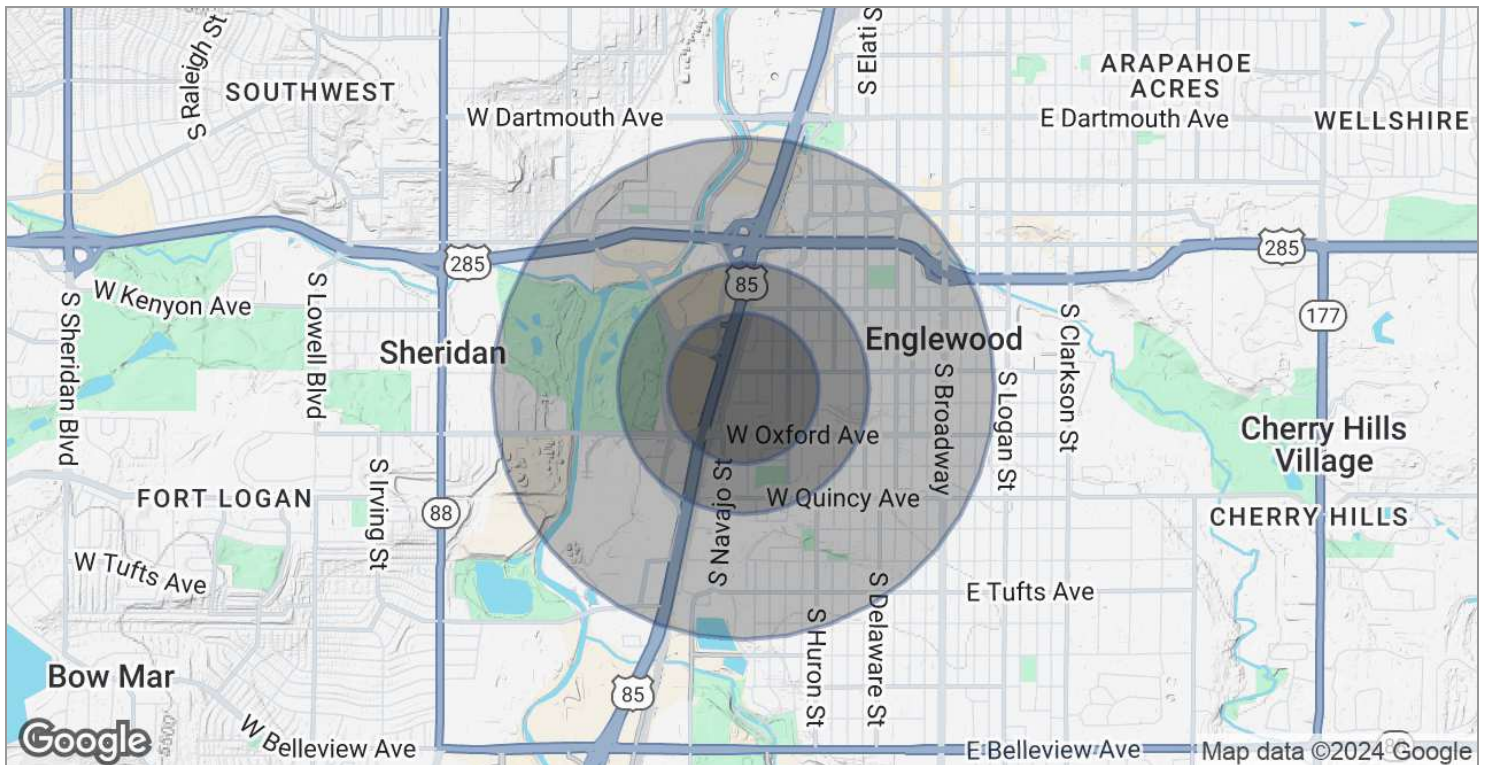
2,000 SF OFFICE/WAREHOUSE FOR LEASE



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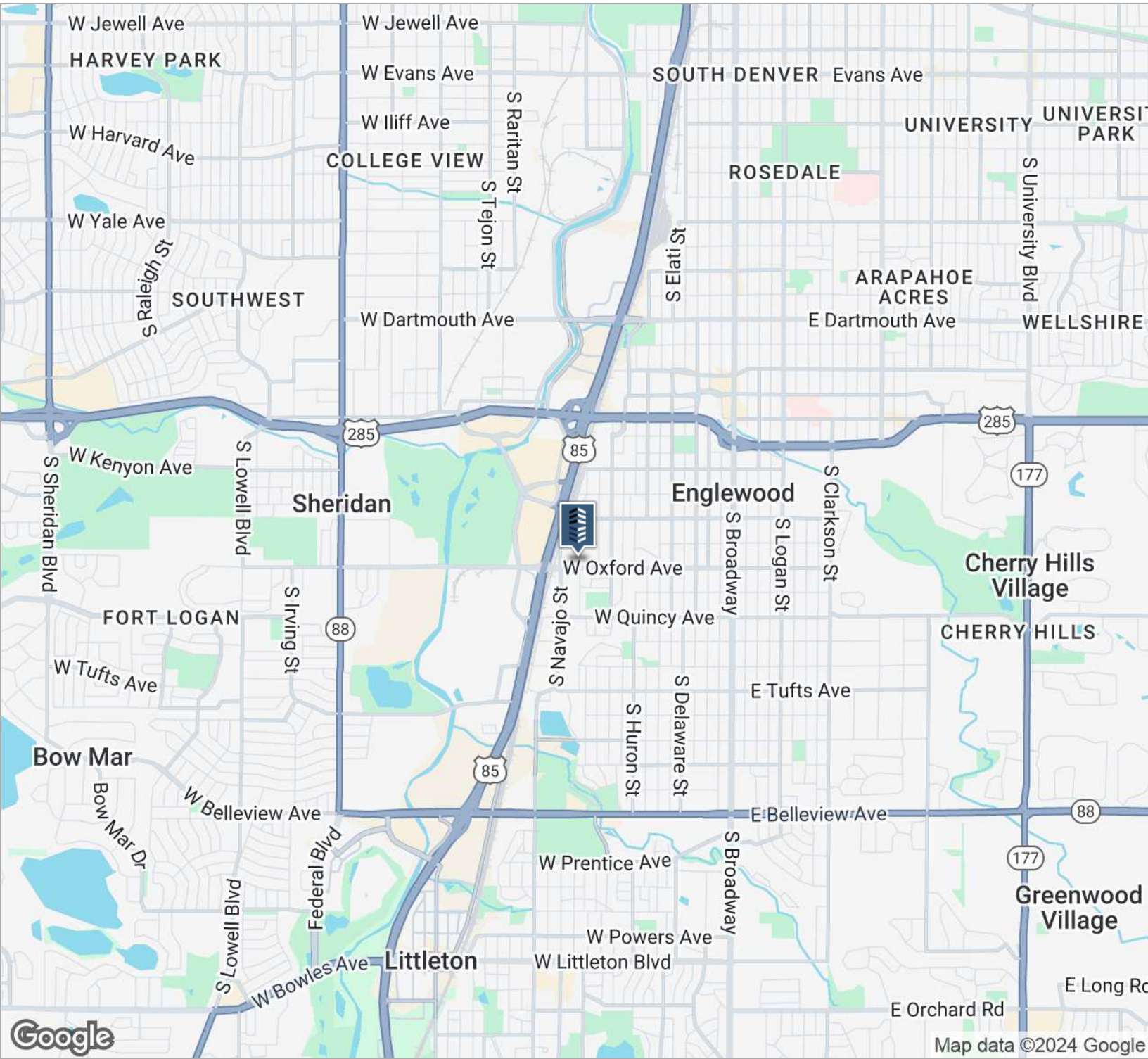
	0.3 MILES	0.5 MILES	1 MILE
Total households	133	753	4,739
Total persons per hh	2	2.1	2.1
Average hh income	\$100,515	\$104,804	\$102,305
Average house value	\$605,355	\$553,988	\$549,247

	0.3 MILES	0.5 MILES	1 MILE
Total population	263	1,565	9,894
Median age	41	41	40
Median age (male)	40	40	39
Median age (female)	42	41	40



* Demographic data derived from 2020 ACS - US Census

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