



Retail/Office For Lease

2120 South Grape Street, Denver, CO 80207

Base Rent: \$12.34/SF NNN
NNN: \$5.66/SF

Size: 1,000-2,500 SF

*Units A & B combined for 2,500 SF

County: Denver

Year Built: 1961

Highlights

- Unit A: 3 offices, waiting area and open area. 1,500 SF
- Unit B: 3 offices, waiting room and storage. 1,000 SF
- Located near numerous restaurants, retail services, and neighborhood amenities
- Convenient access to I-25, Colorado Boulevard, and Hampden Avenue

Contact

Heather Taylor

Principal

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Anthony Palumbo

Vice President

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Impact Commercial Real Estate

7000 S. Yosemite St., Ste 290

Centennial, CO 80112

720.608.4201

www.impactcommercial.co

UNIT A



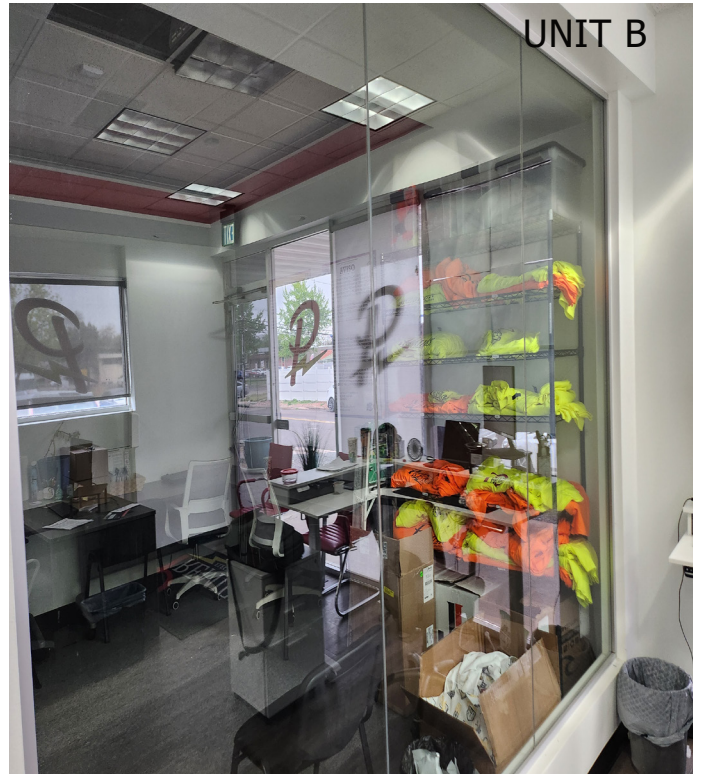
UNIT A



UNIT B



UNIT B



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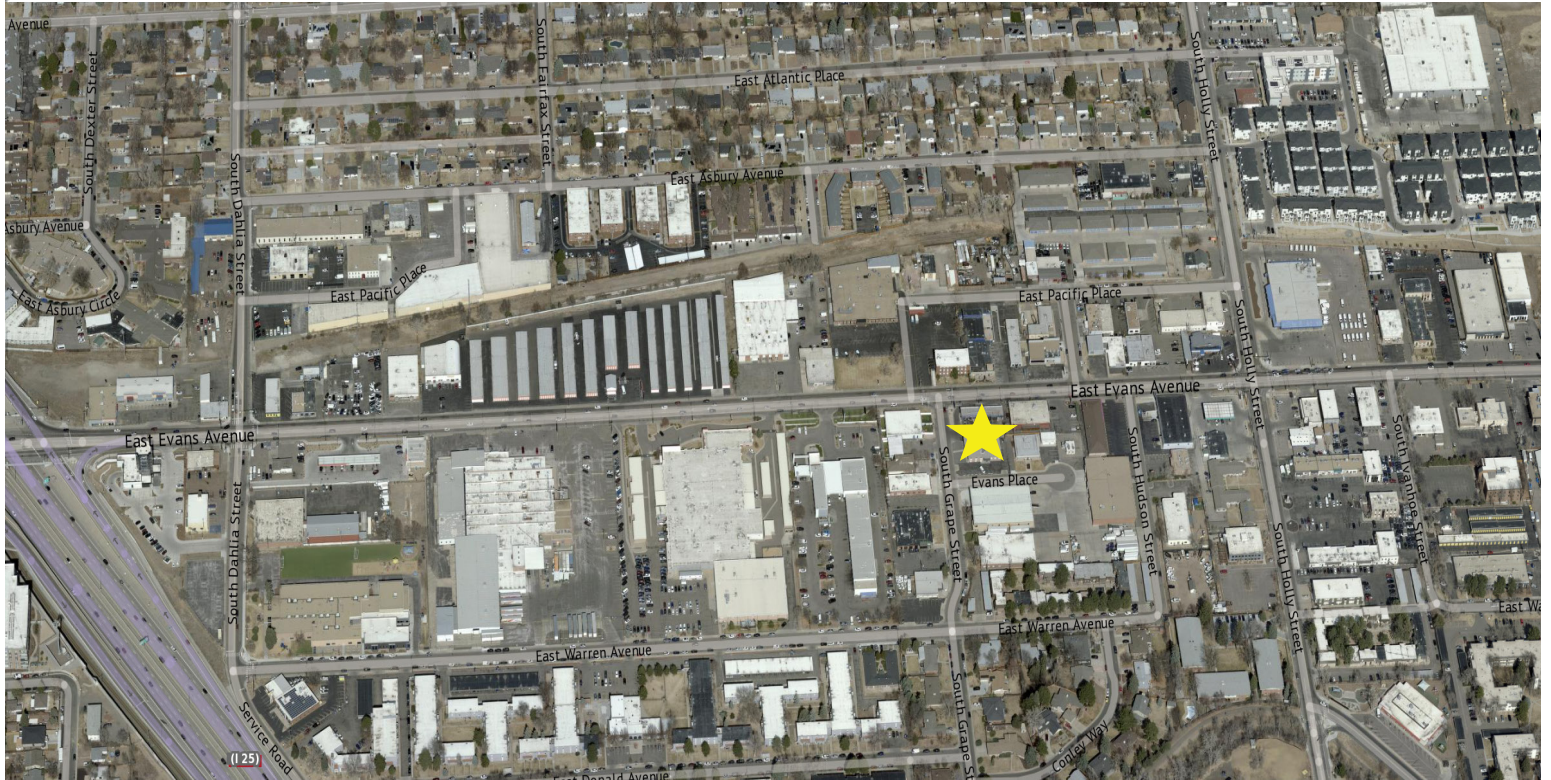
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DEMOGRAPHICS

| Population | 1 mile | 2 miles | 3 miles |
|------------------|-----------|-----------|-----------|
| 2030 Projection | 20,553 | 92,953 | 187,783 |
| 2025 Estimate | 20,018 | 90,819 | 183,380 |
| Median Age | 40 | 37.4 | 38.3 |
| Households | 1 mile | 2 miles | 3 miles |
| 2030 Projection | 9,359 | 43,357 | 87,773 |
| 2025 Estimate | 9,100 | 42,331 | 85,619 |
| Household Income | 1 mile | 2 miles | 3 miles |
| 205 Average | \$121,296 | \$114,751 | \$124,400 |
| 2025 Median | \$88,175 | \$81,639 | \$89,218 |

Source: Google Maps

Source: CoStar

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