

AVAILABLE PAD – STEPS FROM THE DENVER BRONCOS' FUTURE STADIUM!



RETAIL PAD FOR LEASE

1301 Santa Fe Drive, Denver, CO 80204

Lot Size: 12,000 SF | 0.27 AC | Zoning: C-MX-8

Lease Rate: Contact Broker



HENRY GROUP
REAL ESTATE

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OFFERING DESCRIPTION

Henry Real Estate Group is proud to present a **±12,000 SF retail pad site for lease** along Denver's vibrant Santa Fe Drive corridor – just **0.5 miles from Burnham Yard, the future home of the Denver Broncos' new stadium**, and 1 mile from the Auraria Campus, home to **CU Denver, MSU Denver, and CCD** with a combined enrollment of **43,000 students**.

This **high-visibility, signalized corner location at Santa Fe Drive and W. 13th Avenue** offers excellent traffic exposure, easy access to I-25 and downtown Denver, and proximity to the Santa Fe Arts District and Lincoln Park neighborhoods.

Zoned **C-MX-8 (Commercial Mixed-Use, up to 8 stories)**, the property supports a wide range of retail, restaurant, or service uses – ideal for tenants looking to establish a flagship presence in a growing urban corridor.

PROPERTY HIGHLIGHTS

- ±12,000 SF retail pad at signalized intersection
- Only 0.5 miles from the future Denver Broncos stadium at Burnham Yard
- 1 mile from Auraria Campus (CU Denver, MSU, CCD – 43,000 students)
- Excellent visibility and traffic counts along Santa Fe Drive (10K-14K each way)
- Quick access to I-25 and downtown Denver
- Surrounded by residential growth and creative businesses
- Zoned C-MX-8 allowing for broad commercial and mixed-use potential
- **Possibility to purchase assemblage with 1355 & 1385 Santa Fe Drive**



OFFERING SUMMARY

Address	1301 Santa Fe Drive, Denver, CO 80204
Lot Size	12,000 SF .27 Acre
Zoning	C-MX-8
Lease Rate	Contact Broker
Assemblage Sale	Contact Broker

DEMOGRAPHICS

	0.8 MILES	1 MILE	1.3 MILES
Total Households	7,788	17,383	35,398
Total Population	15,213	29,273	57,893
Average HH Income	\$119,609	\$111,190	\$117,041





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AREA MAP



CENTRAL BUSINESS DISTRICT



**COLFAX AT
AURARIA
LIGHT RAIL STOP**

SUBJECT PROPERTY



W COLFAX AVE

**CIVIC CENTER
PARK**

COLORADO STATE CAPITOL

SANTA FE DR

W 13TH AVE



WEST HIGH SCHOOL

413301 SANTA FE DR

DENVER, CO 80204



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Soopers

GOLDEN TRIANGLE DEVELOPMENT



Property Name	Address	Development Stage	Details
1139 Delaware	1139 Delaware Street	Proposed -Denver Housing Authority	7 stories 132 units 2,300 SF retail 154 parking spaces
11th & Cherokee	11th Avenue & Cherokee Street	Under Construction	23 stories 309 units 11,770 SF retail 351 parking spaces
Akin Golden Triangle	955 Bannock Street	Completed	12 stories 105 units 129 parking spaces
AMLI Golden Triangle	855 N Broadway	Anticipated move-ins spring 2026	16 stories 372 units 12,400 SF retail 495 parking spaces
The Finch	650 W Colfax Avenue	Completed	7 stories 370 units 536 parking spaces
Citizen 10 West	140 W 10th Avenue	Completed	17 stories 373 units 4,200 SF retail 647 parking spaces
Evans East	1120 Acoma Street	Proposed	16 Stories 300 units 9,400 SF retail 527 parking spaces
Evans West	1120 Bannock Street	Completed	19 stories 420 units 6,700 SF retail 756 parking spaces
Kindred Apartments	180 W 10th Avenue	Completed	17 stories 224 units 4,800 SF retail 328 parking spaces
Modera Golden Triangle	1025 Bannock Street	Completed	8 stories 326 units 4,500 SF retail 391 parking spaces
Parq II	990 Cherokee Street	Beginning work on 1st and 2nd floors	17 stories 310 units 8,000 SF retail 382 parking spaces
Patten Gray	370 W 12th Avenue	Completed	13 stories 250 units 2,000 SF retail 246 parking
Sports Castle Lofts	1030 Broadway Street	Half-way point of construction	15 stories 284 units 2,800 SF retail 368 parking spaces

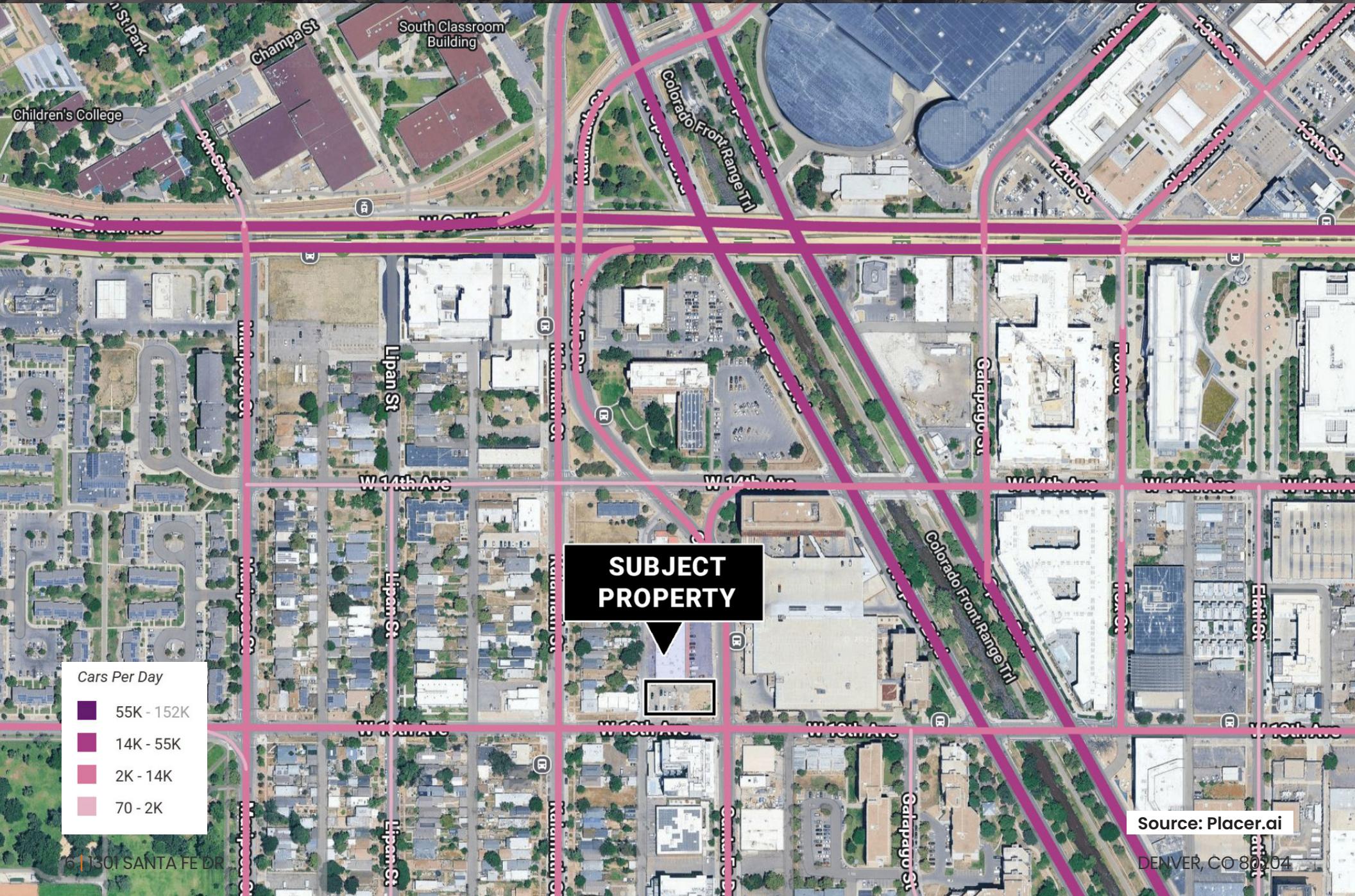


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TRAFFIC COUNTS

Year: 2023



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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