



# Park Place Shopping Center

2420 S Colorado Blvd, Denver, CO 80222



## PROPERTY INFORMATION

<b>Building Size:</b>	10,018± SF
<b>Lot Size:</b>	29,034± SF
<b>Total Units:</b>	7
<b>YOC:</b>	1968
<b>Zoning:</b>	S-CC-5X (Denver)
<b>Parking Spaces:</b>	36
<b>Space Available:</b>	1,497± SF

## PROPERTY SUMMARY

The Park Place Shopping Center offers tremendous visibility on South Colorado Blvd, just south of Iloff Avenue. Current tenants include: Baghdad Restaurant, Syrian Sweets, Kiki's Sushi, Pillar of Strength Pilates, Timothy D's Salon and Taste of Philly. Offers 36 parking spaces. NNN's estimated at \$10.60/sf.

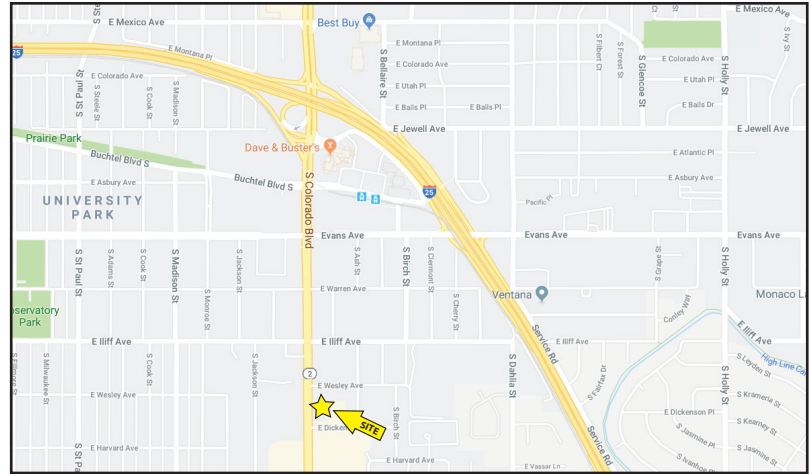
Great SE Denver location on busy S. Colorado Blvd. about halfway between E. Yale Ave. & E. Evans Ave.

**Lease Rate:**  
**\$16.50/SF plus \$10.60/SF of NNN**

Fuller Real Estate  
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**Brokerage Disclosure  
 to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	16,478	160,346	444,579
Households	7,520	74,612	210,980
Median HH Income	\$82,866	\$84,526	\$77,850
Median Age	39.30	37.70	37.50
Traffic	40,991 vpd (2022) - Colorado Blvd. @ E Illiff Ave.		

Source: CoStar 2024

