

# FOR LEASE

## MONACO VILLAGE SHOPPING CENTER

### PROPERTY OVERVIEW

ADDRESS	6700 E Warren Ave, Denver, CO 80224
TOTAL BUILDING SIZE	48,678 SF
TOTAL LOT AREA	164,000 SF
TOTAL VACANT SPACE	8,450 SF
LEASE RATE	<b>\$14 /SF NNN</b>
NNN EXPENSES	\$6.71 /SF



### VACANT SPACES

- **Unit D** – 8,450 SF – Largest Space Available. Three points of Entry and can be divided into smaller spaces.

### PROPERTY HIGHLIGHTS

- Great Monument Signage
- Brand New Exterior Paint in 2025
- Directly Off of Evans and Monaco
- Ample Off Street Parking
- New Multifamily Development Surrounding Property



### BROKER CONTACT

**PAUL NORA**  
Advisor  
T: 303.962.9575  
PNora@PinnacleREA.com



**PINNACLE**  
REAL ESTATE ADVISORS

**BROKER CONTACT**

**PAUL NORA**  
Advisor  
T: 303.962.9575  
PNora@PinnacleREA.com

**OFFICE**

One Broadway Suite A300  
Denver, CO 80203  
T: 303.962.9555  
www.PinnacleREA.com

