



FOR LEASE

3950 S. Mariposa Street

3950 S. Mariposa Street | Englewood, CO 80110



CONTACT:

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3950 S. MARIPOSA STREET

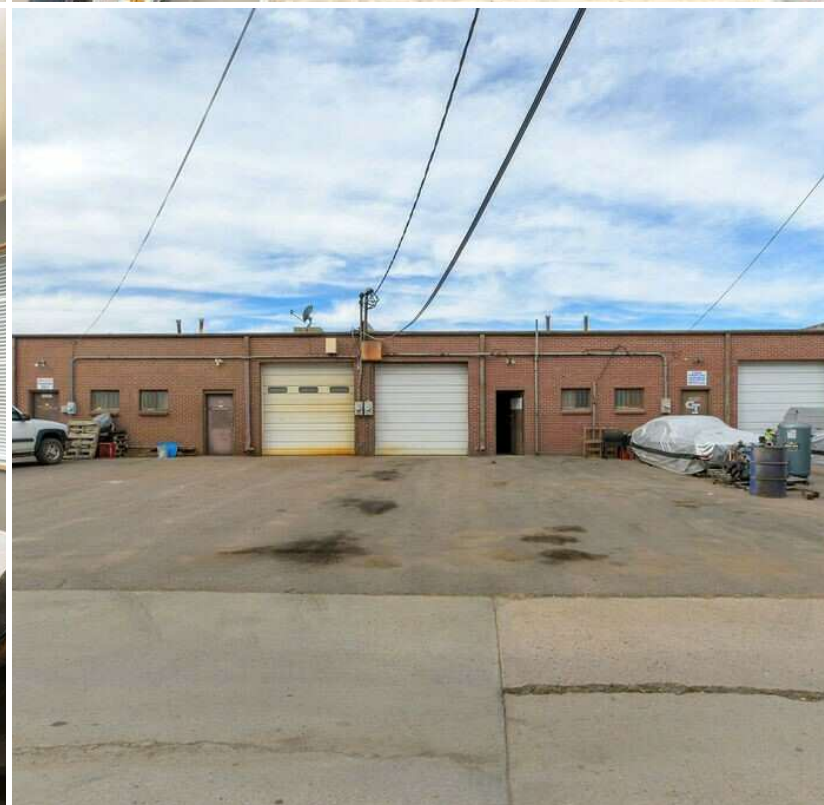
OFFERING SUMMARY

| | |
|---------------------------|--------------------|
| 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!
- Units 3950 & 3956 available. Each is 2,000 SF.

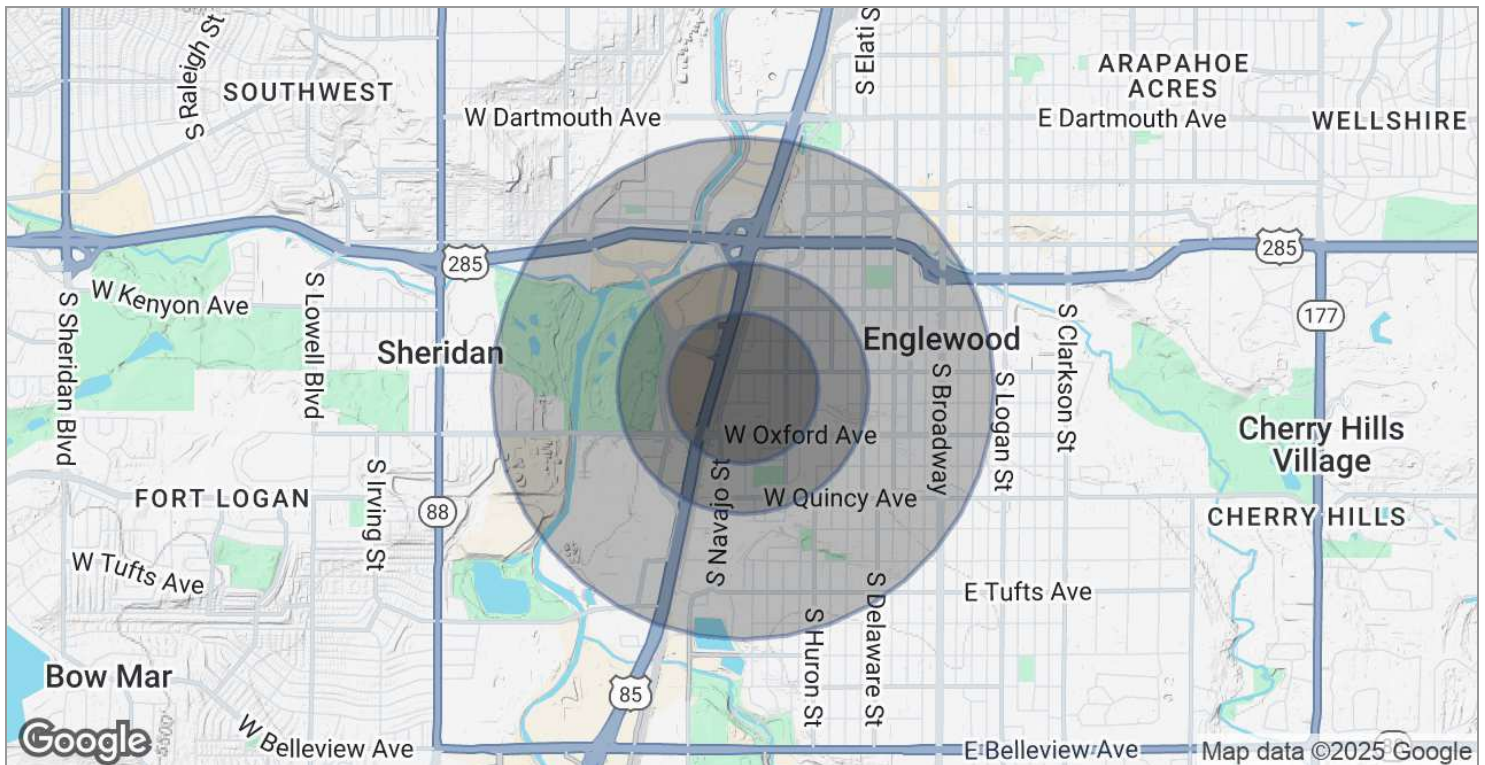
2,000 SF OFFICE/WAREHOUSE FOR LEASE



2,000 SF OFFICE/WAREHOUSE FOR LEASE

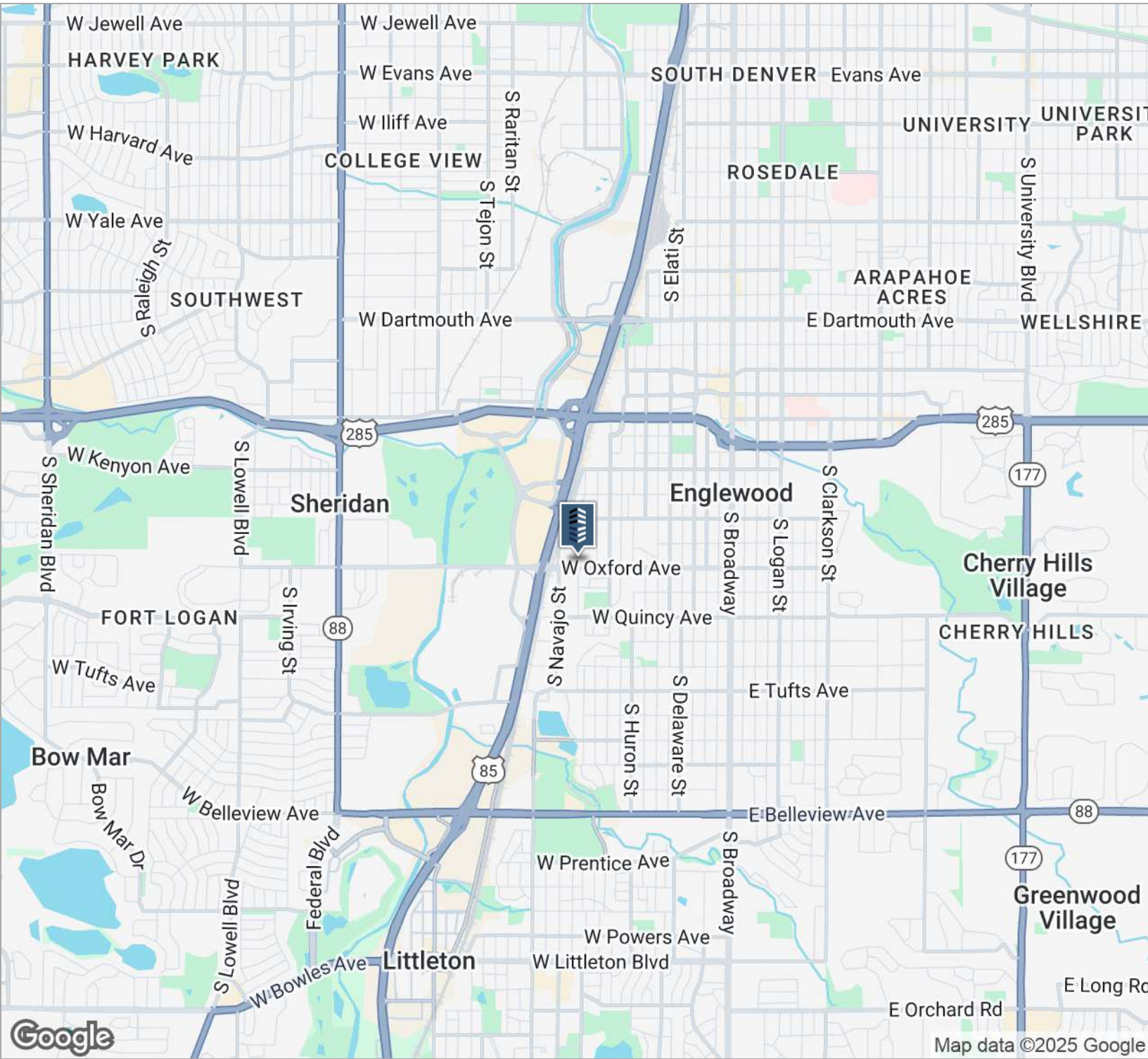
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total households | 230 | 831 | 4,664 |
| Total persons per hh | 2 | 2.1 | 2.1 |
| Average hh income | \$102,647 | \$104,978 | \$102,394 |
| Average house value | \$576,956 | \$556,764 | \$550,675 |

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|--------|
| Total population | 466 | 1,724 | 9,717 |
| Median age | 41 | 40 | 40 |
| Median age (male) | 40 | 40 | 39 |
| Median age (female) | 42 | 41 | 40 |



* Demographic data derived from 2020 ACS - US Census

2,000 SF OFFICE/WAREHOUSE FOR LEASE



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