

# 8973 E Kenyon Ave

Denver, CO 80237



FOR LEASE

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**BellStreet**



For Lease

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Property Description

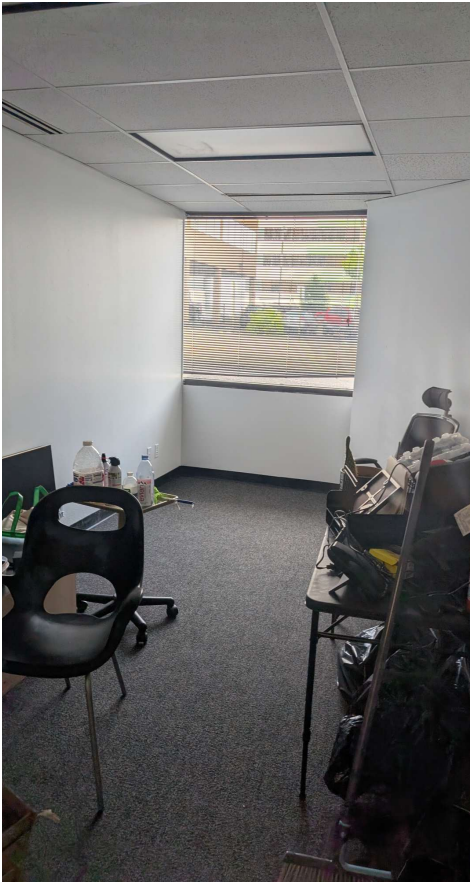
Welcome to the ground floor at 8973 E Kenyon Ave, where three spaces are available for lease. Each space offers unique opportunities, with two units at 155 square feet and a third unit at 345 square feet. Whether leased individually or combined, these spaces provide the flexibility to accommodate a variety of commercial ventures. The building is zoned for both office and retail use, making this a perfect location for most businesses. Enjoy the convenience of being in proximity to each other, allowing for seamless operations across multiple units. With customizable layouts and modern amenities, these spaces present an exceptional opportunity to establish your business in a prime location.

Offering Summary

Lease Rate:	\$18.00 SF/yr (Full Service)
Number of Units:	13
Available SF:	155 - 345 SF
Lot Size:	17,705 SF
Building Size:	13,914 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	890	2,853	8,325
Total Population	2,084	6,238	18,183
Average HH Income	\$77,053	\$86,624	\$102,830

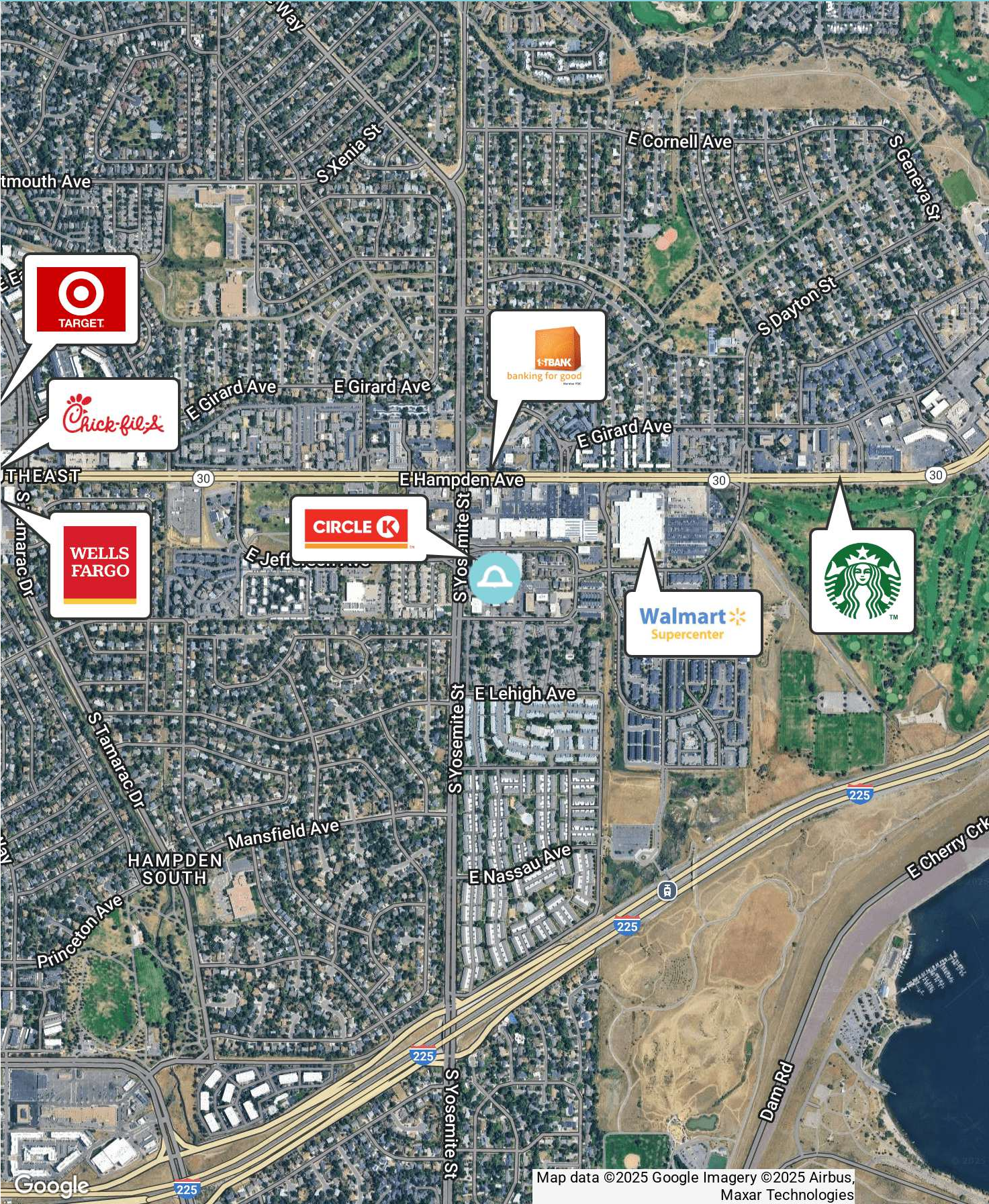






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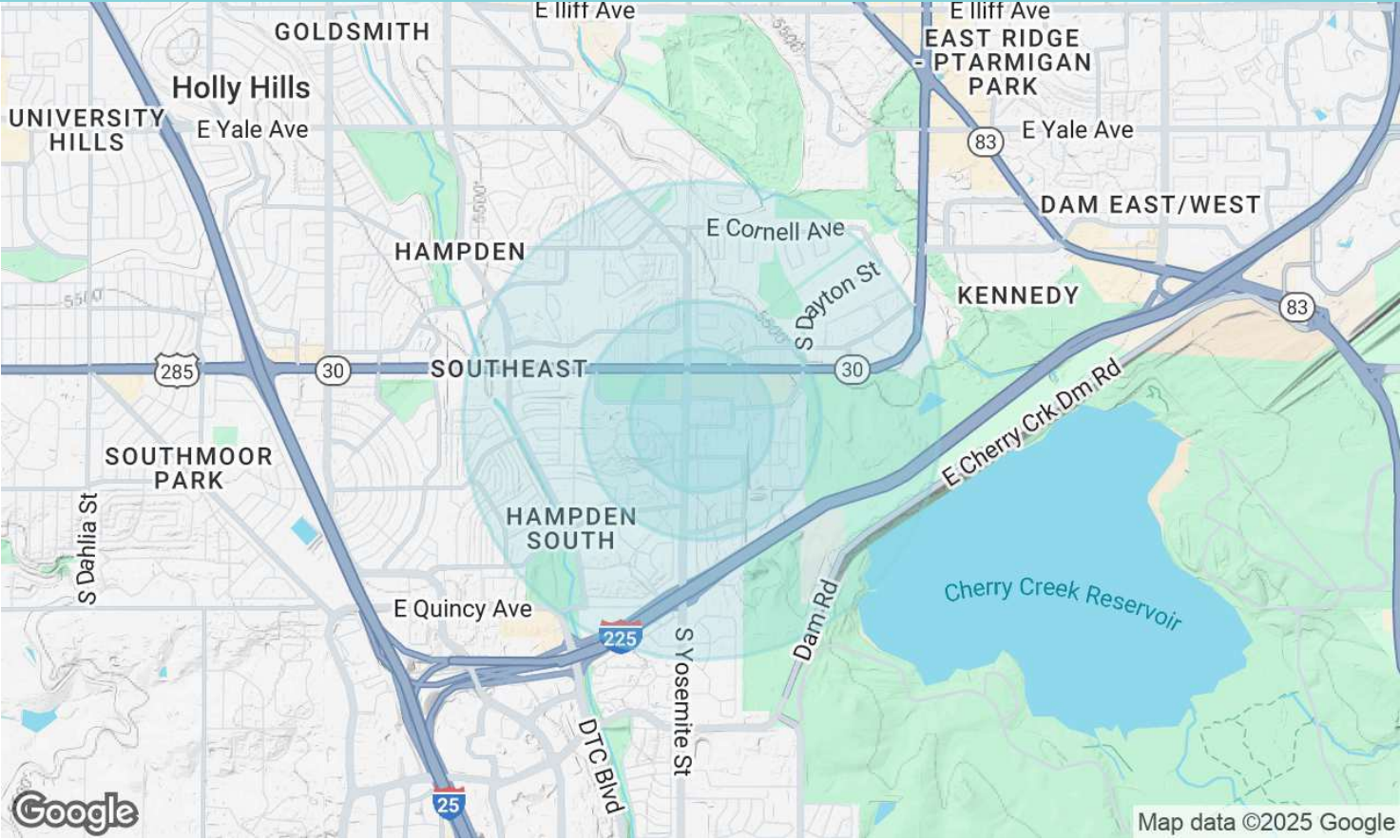
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,084	6,238	18,183
Average Age	38	37	39
Average Age (Male)	37	36	38
Average Age (Female)	39	39	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	890	2,853	8,325
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$77,053	\$86,624	\$102,830
Average House Value	\$508,970	\$541,502	\$571,016

Demographics data derived from AlphaMap



**Tony Miranda**

Associate Advisor

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Direct: **720.881.8669**

### Professional Background

As a communications professional with a passion for problem-solving and relationship-building, Tony quickly discovered a passion for the commercial real estate industry. A graduate from the University of South Carolina, with a bachelor's and master's degree in mass communication and several years in the communications field, he decided to transition his skills and expertise to commercial real estate.

Tony was drawn to the challenges and rewards of helping clients find the right property, negotiate deals, and build successful and lasting partnerships, which has helped sharpen his logistical skills. Armed with a dedicated work ethic and a willingness to learn, Tony has quickly immersed himself in the commercial real estate world.

Through his experience in communications, Tony has developed a unique set of skills that has proven to be invaluable in the commercial real estate industry. His ability to connect with people, manage relationships, and communicate effectively has helped him build a successful career in commercial real estate. Tony has worked with a diverse range of clients, from small business owners to multinational organizations, and has consistently delivered exceptional results.

Today, Tony is proud to be a commercial real estate professional in Colorado, helping clients achieve their real estate goals with a focus on integrity, hard work, and exceptional service. Whether you are looking to buy, sell, or lease commercial property, he is committed to delivering outstanding results and building lasting relationships.

**BellStreet**

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