

# Georgetown Retail Property for Lease

1600 ARGENTINE STREET, GEORGETOWN, CO 80444



## Overview

Located just off of the Georgetown exit from Interstate 70, 1600 Argentine Street is an excellent retail/office destination with high visibility and exposure. The property offers negotiable lease terms regarding rate and T.I, making it an ideal opportunity for business owners to create a space that fits their needs. The first floor is ADA accessible, the building provides restrooms on both floors as well as an existing bar-top on the 2nd story. The former leasing office of The Georgetown Lodge has built-in 3-phase power giving an opportunity for a variety of users to take advantage of this unique space. This location also features ample parking for both customers and staff. Please call Hoff & Leigh today to schedule a private tour!

Unit:	Size:	Price:
A	2,453 SF	\$18.00 SF/YR (Modified Gross)
B	2,453 SF	\$16.00 SF/YR (Modified Gross)
A & B	4,906 SF	\$17.00 SF/YR (Modified Gross)

## Highlights

- High Exposure off of Georgetown Exit on I-70
- Negotiable Lease Terms
- ADA Accessible
- Existing Bar on 2nd Floor
- 3-Phase Power
- Possible Restaurant Build-Out
- [Enterprise Zone Property](#)

## Property Details



### Lease Rate

\$16.00 - \$18.00 SF/YR  
(Modified Gross)



### Space Available

2,453 - 4,906 SF



### Building Size

4,906 SF



### Lot Size

5.38 Acres

Rev: December 3, 2024

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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## DEMOGRAPHICS



1,383

Population



47.9

Median Age



2.0

Average  
Household Size

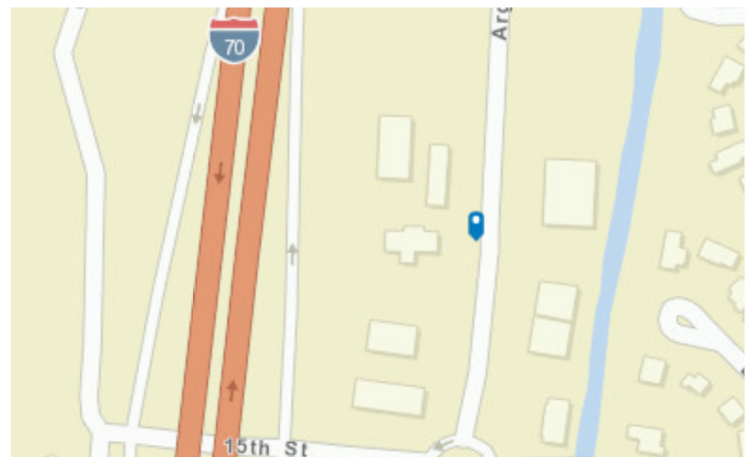


\$55,151

Median Household  
Income

## TRAFFIC COUNT

Cross Streets	Distance	Vehicles Per Day
15th St & I-70	0.06 miles SW	2,532
I-70 & County Rd 308	0.73 miles NE	38,500
I-70 & Main St	0.04 miles NE	36,951
I-70 & Mountain St	0.04 miles SE	37,000



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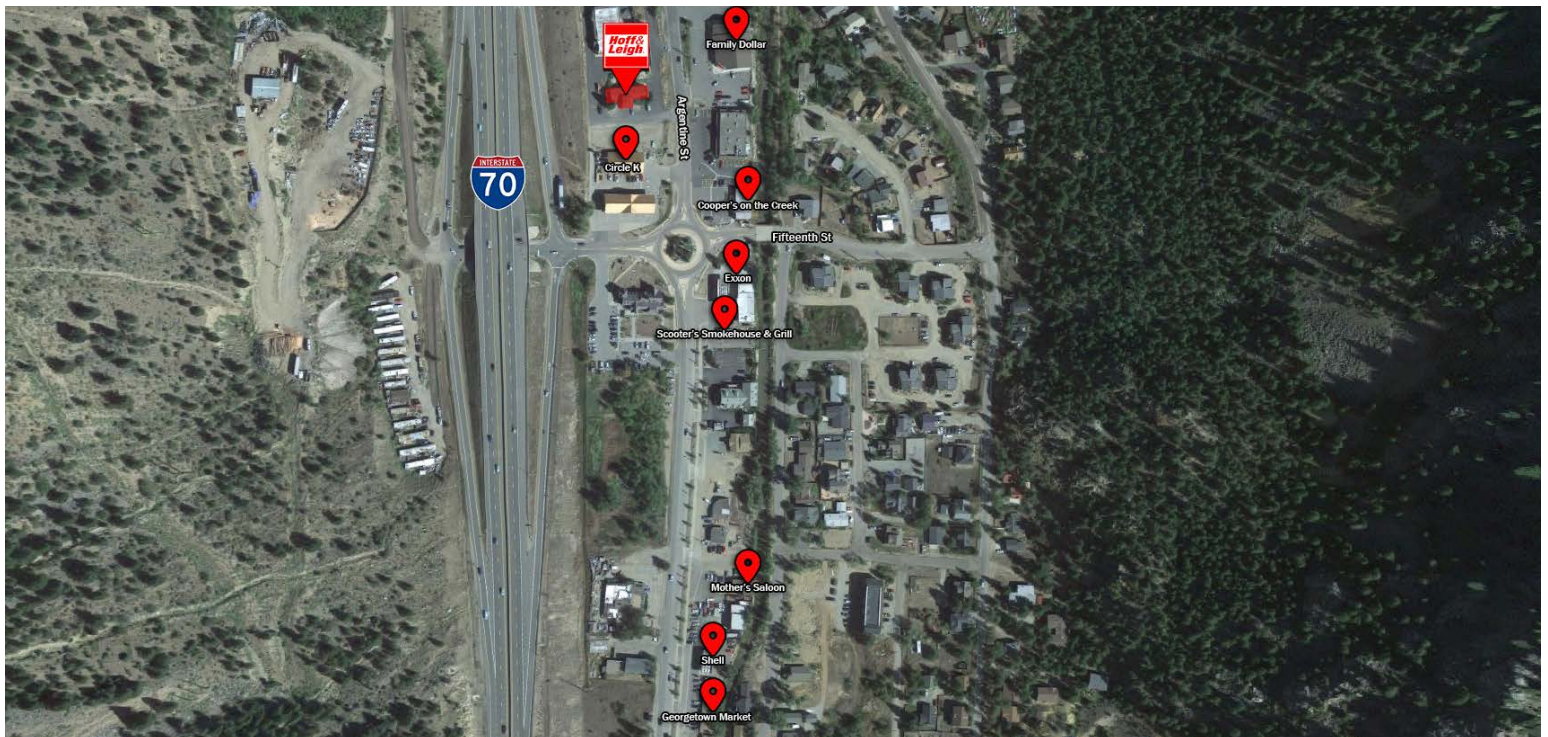
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