

1000 S. COLORADO BLVD.

BUILDING B • SUITE 101

GLENDALE, CO 80246

FOR LEASE: \$35.00/SF NNN

**TENANT IS OPERATING DO NOT DISTURB
AVAILABLE FEB 1, 2026**

2,336 SF Turnkey Restaurant
in Heavily Trafficked Glendale



NAI Shames Makovsky

Levi Noe 303 565 3038 Inoe@shamesmakovsky.com

1000

S. COLORADO BLVD.

- All restaurant infrastructure in place
- High Traffic and Highly Visible Location
- Monument Signage Available
- Join Lan's Noodles & Dumplings, Pink Berry & Crave Mediterranean Grill
- Private Patio

Property Facts:

Leasable Area	2,336 SF
Year Built	2009
Parking	65 Surface Spaces
Walk Score	83/100



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1000 S. Colorado Blvd. sits in the heart of Glendale, Colorado. It's a dynamic spot that offers a compelling mix of urban convenience, local flavor, and connectivity. Major anchors nearby include: **Barnes & Noble**, **Whole Foods** and **Home Depot**. The property is centrally located with easy access to **I-25**, **Cherry Creek**, **Downtown Denver** and **Denver Tech Center**. As the most traveled corridor in central Denver/Glendale, Colorado Boulevard naturally brings together an energetic mix of residents, commuters, shoppers, and diners. Whether it's busy lunch spots, steady retail flow, or evening foot traffic heading toward entertainment, there's a constant pulse.



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