

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

ZEPHYR SQUARE CENTER FOR LEASE

530 Knox Ct., Denver, CO 80204



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This project is a complete renovation providing a unique look and atmosphere for a neighborhood retailer or contemporary office user. It has 6th Avenue visibility with excellent access from both 6th Ave. and Federal Blvd. It is close to Barnum Park and Knox Court has high traffic due to the 8th Avenue access route. There is also basement storage available. The other tenants in the project are a barber and a food catering service. Neither tenant uses much parking. This 4,064± SF retail center currently has one unit available:

Unit 140 offers 1,589 SF and has two recently renovated restrooms, newer tile floor and would be ideal for a coffee shop, nail salon, insurance office, laundromat, check cashing center, real estate or medical office.

Unit 150 offers 675 SF.

Units 140 & 150 can be combined for a total of 2,264 SF.



Lease Rate: \$12.00/SF NNN

NNN expenses run \$7.50 psf

DEMOGRAPHICS

(Source: CoStar 2018)

	1 Mile	3 Mile	5 Mile
Population:	24,478	237,324	543,852
Households	7,662	96,961	227,908
Average HH Income	\$51,048	\$77,640	\$85,880
Median Age	30.30	33.90	35.20

TRAFFIC:

(Source: CoStar 2018)

6th Avenue:	160,692 vpd
Knox Ct. @ W. 5th Ave:	13,712 vpd



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