

FOR LEASE

Chaffee Park Plaza

4801 Pecos Street | 1755 West 48th Avenue
Denver, Colorado 80221



4801 Pecos Street: ±1,200 - 3,000 SF
1755 West 48th Avenue: ±10,000 SF

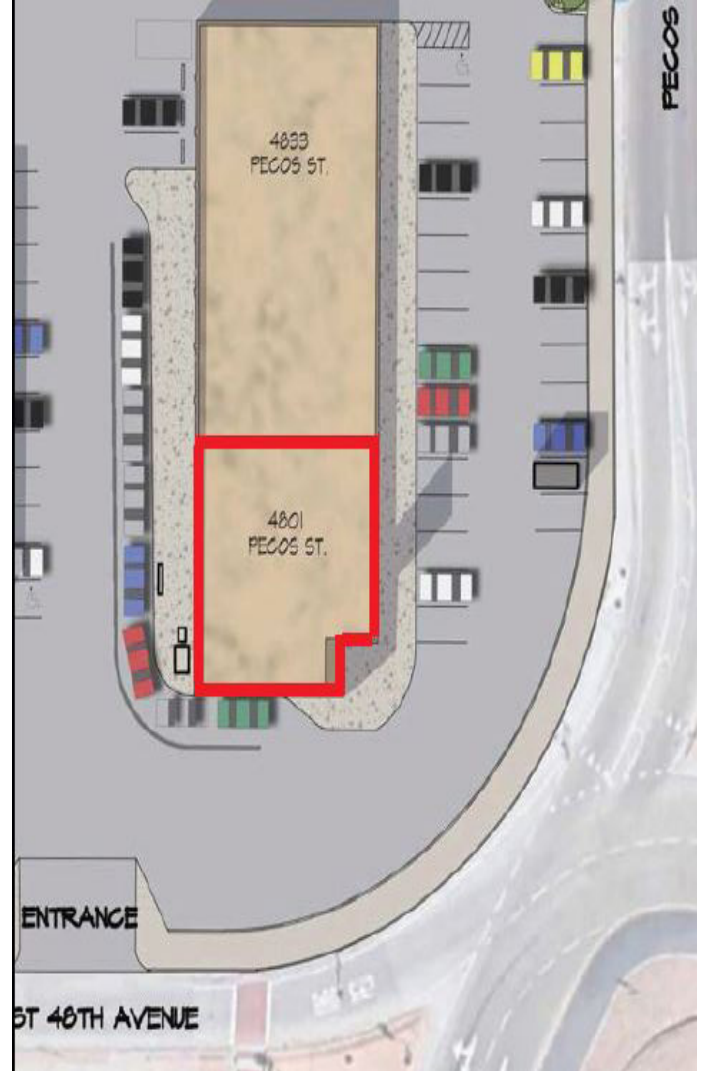
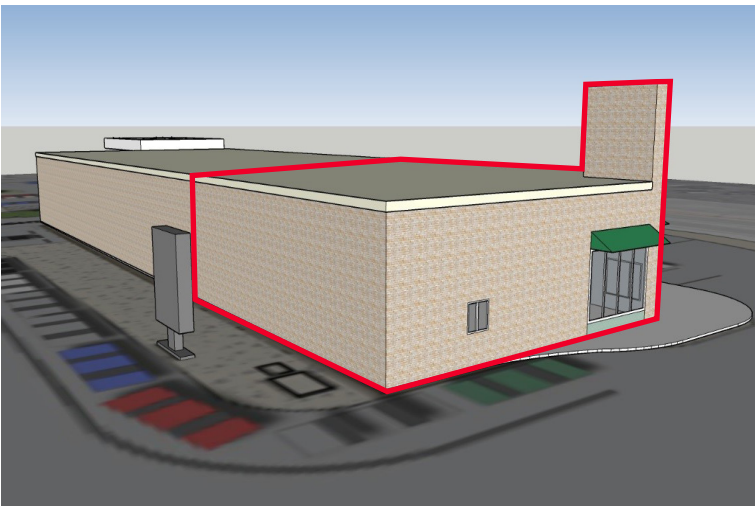
Property Highlights

- Enterprise Zone.
- Monument signage.
- High growth area.
- Close proximity to downtown, Highlands and Sunnyside.
- High visibility opportunity.
- Conveniently located right off the I-70 and Pecos Street roundabout.
- Underserved retail trade area.
- Planned façade renovation.

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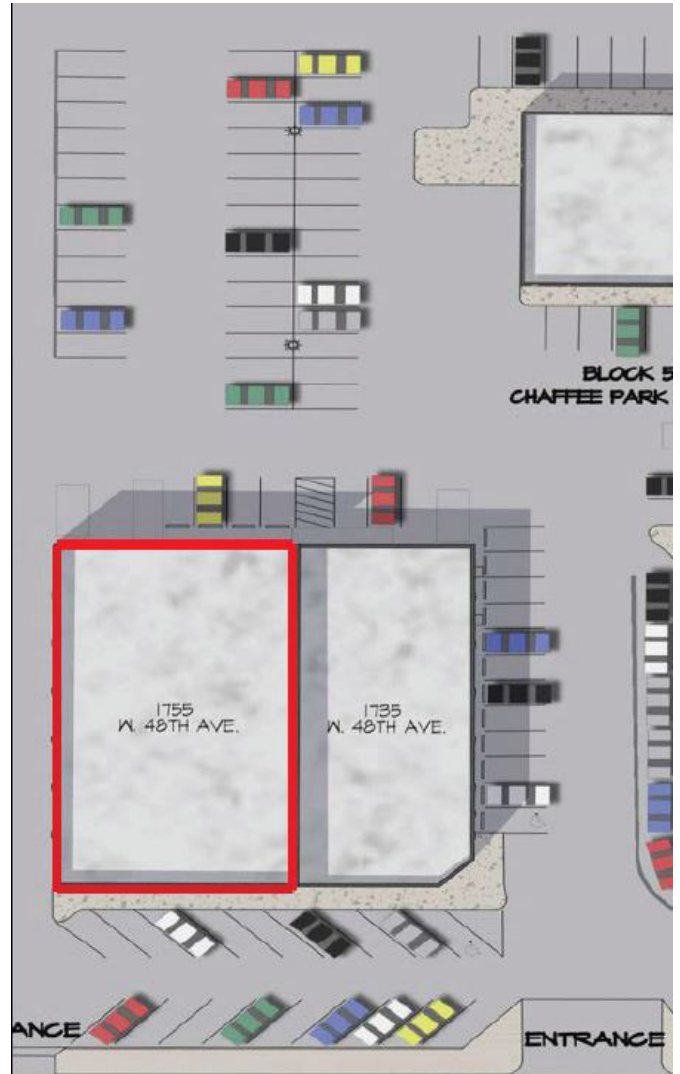
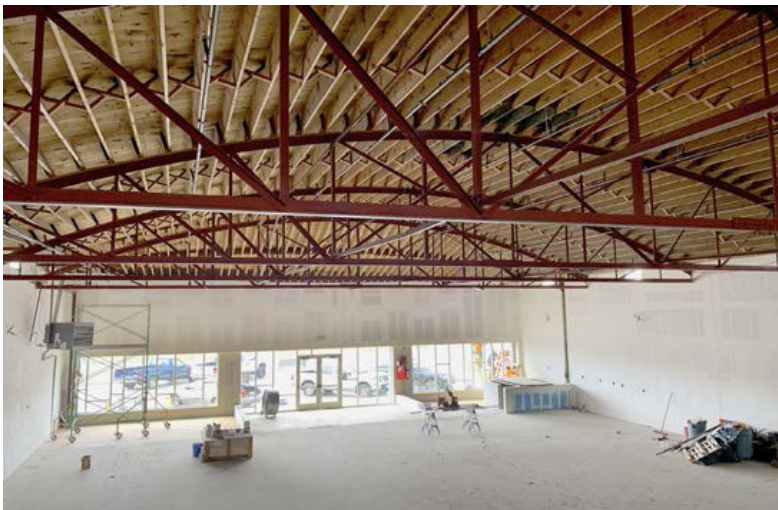
4801 Pecos Street: ±1,200 - 3,000 SF (Renderings)



Property Features

- 3,000 SF end-cap space.
- Potential drive-thru opportunity.
- Perfect for any restaurant or retail use.
- Multiple signage options.
- High visibility site.
- Tower signage.
- Can be demised to create 1,200 SF and 1,800 SF spaces.

1755 West 48th Avenue: ±10,000 SF



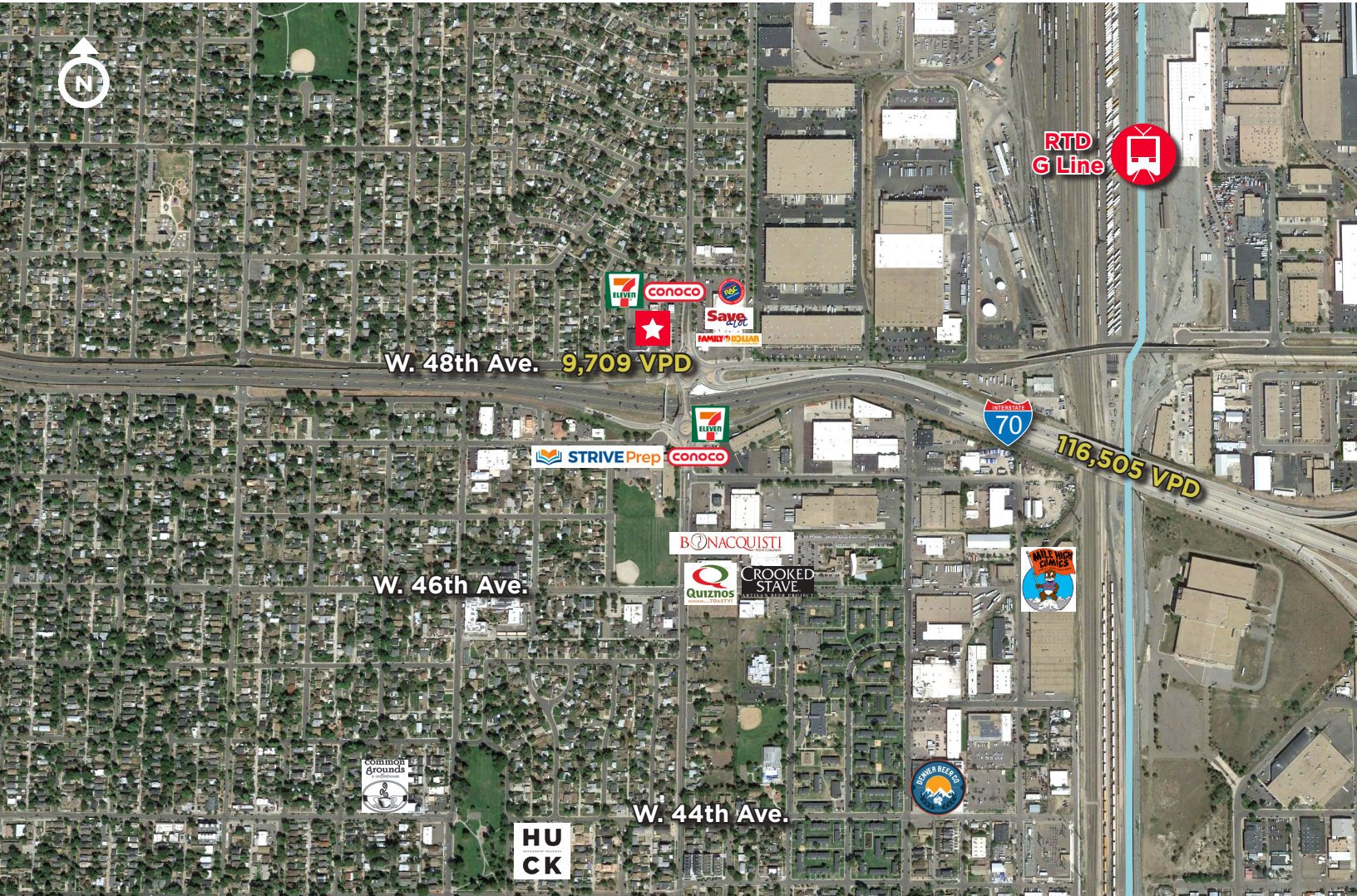
Property Features

- ±10,000 SF (can be divided).
7,800 SF on main level.
2,600 SF mezzanine.
- Large open space with incredible 26' high barrel ceiling.
- Full basement not included in square footage (plenty of storage).
- Perfect for a showroom, brewery or creative office.

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Demographics	Esri, 2019		
	1 Mile	3 Miles	5 Miles
Total Population	15,701	151,850	435,293
Estimated Employees	6,688	161,461	346,303
Average HH Income	\$79,479	\$102,107	\$87,425
Total Households	5,657	68,705	194,502

Traffic Counts	Esri, 2019
	Vehicles Per Day
Intersection	
I-70 and Pecos St.	116,505
Pecos St. and W. 48th Ave.	19,156
Pecos St. and W. 47th Ave.	15,776

For more information, please contact:

Beth Steeler
+1 303 218 3269
beth.steeler@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

cushmanwakefield.com

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