



Property Summary

Lease Rate (per SF/per month)	\$37.13
Unit SF:	1380
Building SF:	10,842
Lot Size:	1.60 Acres
Parking:	Ample
Year Built:	2008

Property Overview

- Drive-Thru
- High visibility from E. Baseline Rd
- Traffic count estimated to be 24,425 cars per day
- Located near I-25

Property Description

Discover the prime retail opportunity in the Village Vista Shopping Center! Unit 100 features a convenient drive-thru and boasts prime frontage on E. Baseline Rd, with approximately 24,425 cars passing daily. Strategically located en route to the major I-25 highway and on the path to Boulder, this site offers unparalleled visibility and accessibility. Ideal for neighborhood retail, this unit ensures a steady stream of potential customers, making it the perfect spot for your business to thrive. Don't miss out on this exceptional location in a bustling commercial hub!



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