

# JACKSON'S CORNER

## 5,816 SF LAST SPACE



# 2847 WELTON ST

### Retail, Showroom, OR Office Space - Ready for Buildout!

- ~~Unit 101: 3,247 SF - LEASED~~
- ~~Unit 102: 1,741 SF - LEASED~~
- Unit 103: 5,816 SF - Virtual Tour
- Unit 104: 3,574 SF - ~~LEASED~~ Back on the market!

	<u>1 Mile</u>	<u>3 Mile</u>
Population	37,155	225,762
Average Income	\$100,394	\$98,984
Average Age	35.5	36.5
Median Home Price	\$490,895	\$506,285

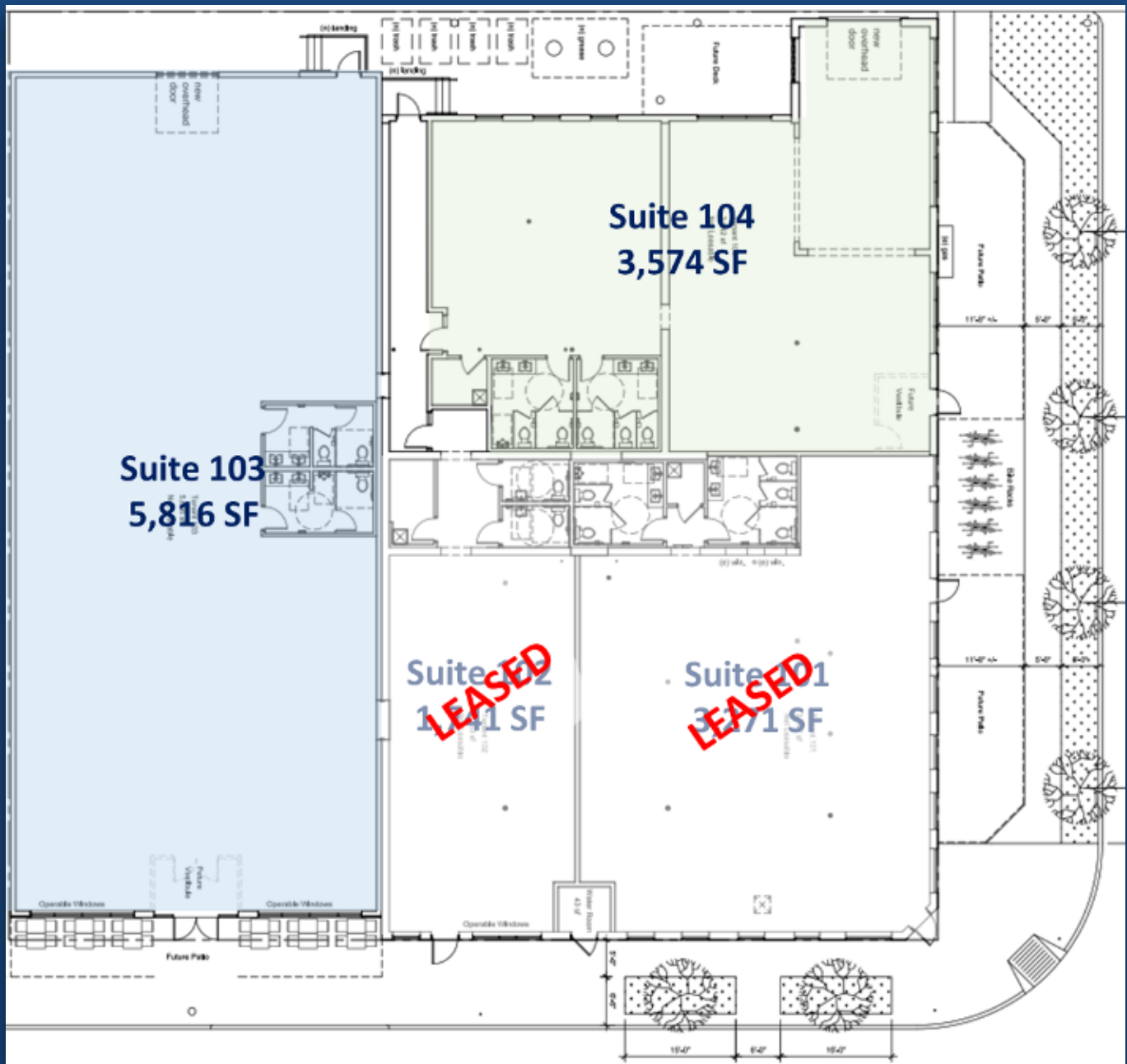


## VANWEST PARTNERS

Jay Johnson  
303-415-1906 (O)  
Jay@vanwestpartners.com

Forrest Basset  
303-625-9820 (O)  
Forrest@vanwestpartners.com

# JACKSON'S CORNER Floor Plan



## Delivery of Premises:

## Contributions:

- HVAC installed and ready for distribution (approx. 250sf per ton)
- Electrical panel installed and ready for distribution (each unit will have a minimum of 400amp 3 phase power)
- Water line stubbed into the unit and ready for distribution (1.25 inch line)
- Gas line stubbed into the unit and ready for distribution (1.5 inch with ~4000 BTU per unit)
- Plumbing for bathrooms ready to go (except unit 104, which has completed bathrooms)
- Connection to a grease trap for restaurant infrastructure

- Tenant Allowance for Installations to the Premise
- Free Rent Period After Delivery of Premise
- Longer Lease Commitment
- Core & Shell Documents
- Local & Knowledgeable Owner