

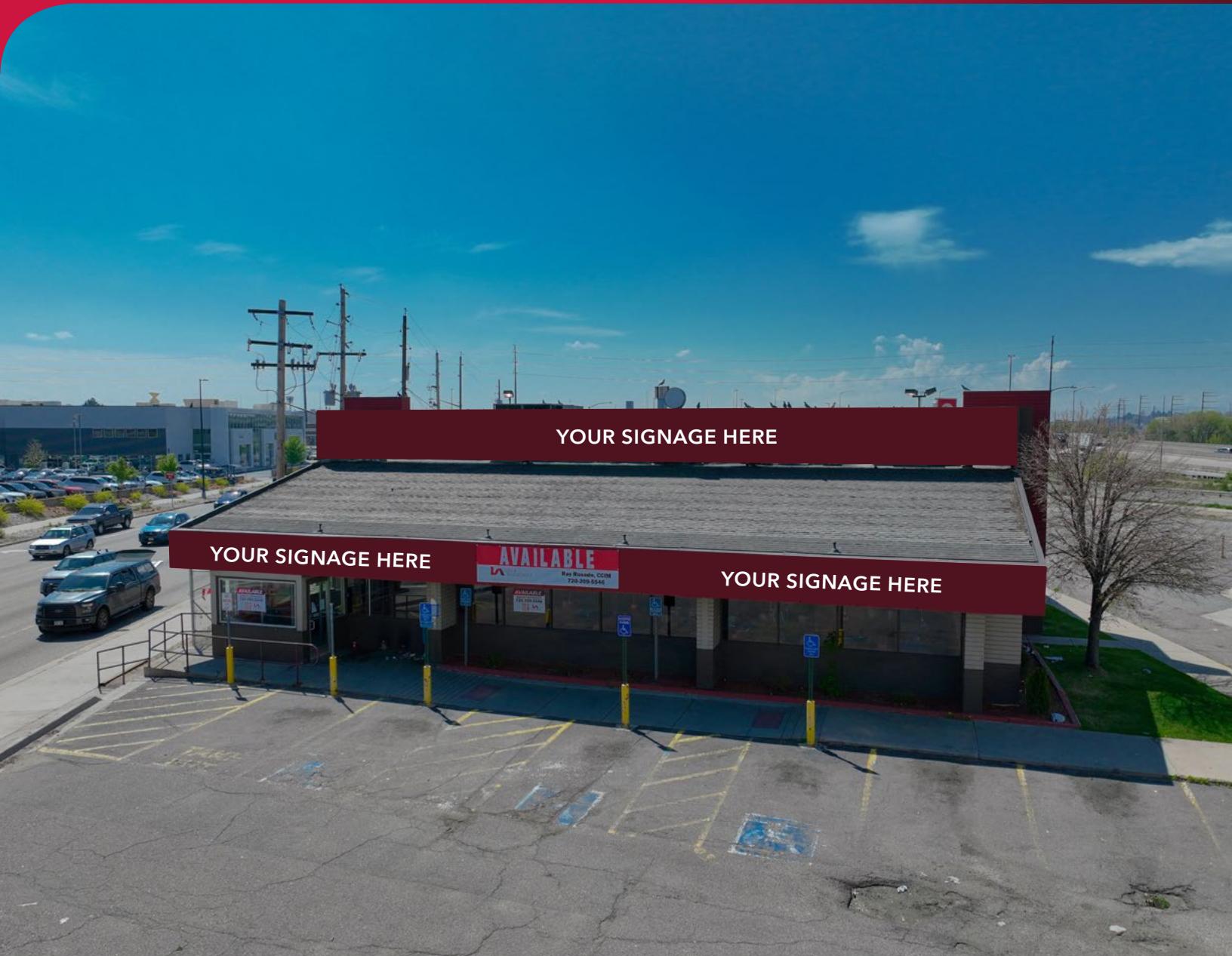
FOR LEASE | 3,568 SF RESTAURANT ON 0.54 AC

# 900 WEST ALAMEDA AVE

FORMER DENNY'S RESTAURANT

Denver, Colorado 80223

**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



## Call Broker For Lease Rate & Sale Price

PLEASE CONTACT

**RAY ROSADO, CCIM** | Principal  
720 209 5546  
rrosado@lee-associates.com

## PROPERTY HIGHLIGHTS

- Restaurant Infrastructure in Place
- Growing Multifamily and TOD Development in Area
- Great Transit and Walkable Neighborhood
- 140' Frontage on Alameda and 239' on Santa Fe

FOR LEASE | 3,568 SF RESTAURANT ON 0.54 AC

# 900 WEST ALAMEDA AVE

FORMER DENNY'S RESTAURANT

Denver, Colorado 80223

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# Alameda, Broadway & Santa Fe Improvements



Denver has several plans for the areas around Alameda, Broadway, and Santa Fe, including improving the underpass, enhancing the I-25 Santa Fe Interchange, and improving the area around Broadway and I-25.

## ALAMEDA UNDERPASS

### **Alameda Underpass Rehabilitation**

- The city has studied the Alameda Underpass to create a multi-modal vision for the area
- The preferred option includes improving pedestrian and cyclist infrastructure, and building a grade-separated pedestrian and cyclist bridge
- The city is exploring funding for the design and construction of the improvements

## I-25 SANTA FE INTERCHANGE

### **Safety Improvements at West Alameda**

- The West Alameda Bridge Replacement over South Platte River is part of a larger project to improve the I-25 Santa Fe Interchange
- The project includes building a water quality pond

## BROADWAY AND I-25

### **Safety Improvements at Broadway & I-25**

The city plans to expand multi-use pathways for pedestrians and cyclists

- The city plans to connect the Broadway bike lane to the RTD Broadway station
- The city plans to reconstruct local streets including Broadway, Kentucky, and Ohio
- The city plans to install new traffic signals at Ohio Avenue and at Broadway and Kentucky Avenue

## NEARBY DEVELOPMENTS

### **Santa Fe Yards at Broadway Station**

Four buildings totaling 1,000,000 SF (approx. 250,000 square feet each) on the second busiest light rail stop in Denver located in a lively, accessible mixed-use neighborhood. 1,000,000 square feet of build-to-suit office adjacent to the Broadway Station light rail stop in Denver. The site is positioned at the intersection of Santa Fe Drive and I-25 near the S Broadway thoroughfare, making it one of the most accessible and vibrant locations in the city. The conceptual design includes four 250,000 square foot buildings fronting a 5.3-acre city park and taking advantage of unimpeded Rocky Mountain views.

### **Broadway Park**

At the nexus of multimodal transportation, convenient to car, truck, bus, rail, bicycle, and pedestrian mobility. Already well positioned for automobile access, it is now served by two light rail stations, is an important transfer point between multiple bus routes and several light rail lines, and will become a preferred bike and pedestrian route merging communities in central Denver.



# FOR LEASE | 3,568 SF RESTAURANT ON 0.54 AC

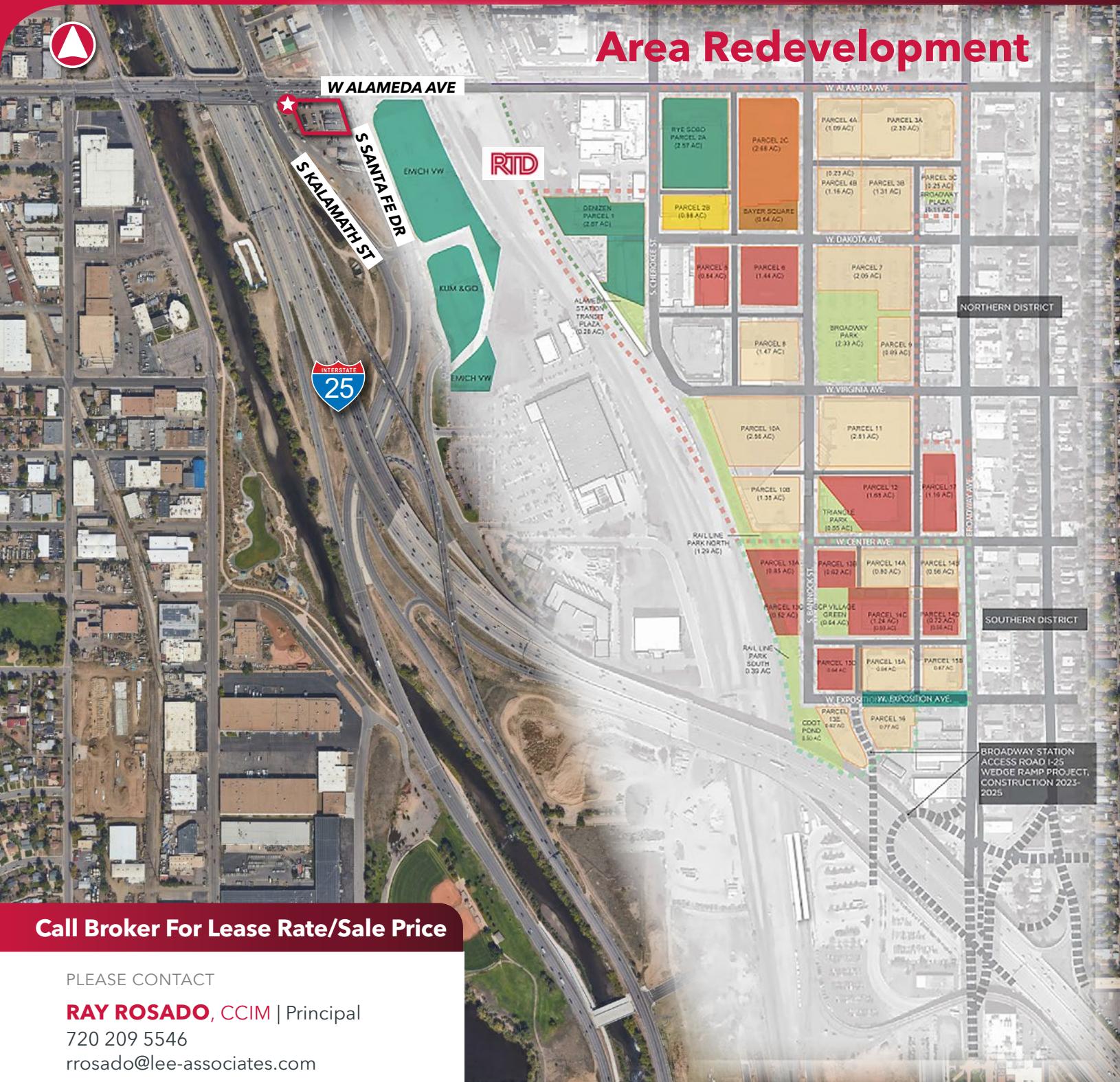
# 900 WEST ALAMEDA AVENUE

## FORMER DENNY'S SITE

Denver, Colorado 80223



# Area Redevelopment



## Call Broker For Lease Rate/Sale Price

## PLEASE CONTACT

**RAY ROSADO, CCIM** | Principal

720 209 5546

rrosado@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.