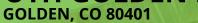


15750 SOUTH GOLDEN ROAD





PROPERTY Northglenn W 112th Ave DESCRIPTION efferson County Airport 287 Thornton Standley Lake E 88th Ave Multi-Tenant Retail Federal Heights Sherrelwood building Westminster Ladora La **Great West Denver**

Englewood

30

Green

Villag

Centen

Arvada W 64th A 8 Commerce Wheat Ridge 391 121 Mountain Edgewater Lakewood Denver Cherry Creek DENVER Glendale 83

Sheridan.

Columbine

Bow Mar

Bowles 75

Chatfield Lake

Littleton

McLellan

Reservoir

Lake

Broomfield

location

- **Monument Signage**
- **■** Located near I-70, 6th Ave & C-470 in Golden
- Easy Highway Access
- Easy access along Golden Rd and to Colfax
- Busy, well established location
- C-1 Zoning

RETAIL **SPACE FOR LEASE**



AVAILABLE

1.400 SF **Open Retail Space with** storage and one office

2.524 SF

Open retail with 2 large rooms and storage area

1,700 SF **Open retail space**



RATE

\$19.00/SF modified gross + utilities

3-5 year lease term

Soda Lakes 44

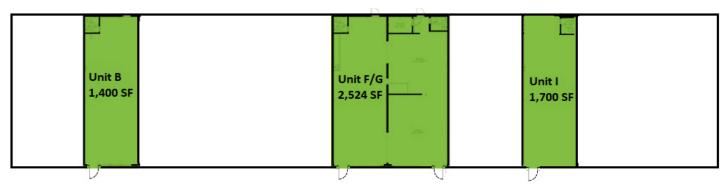
48 25 121

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15750 SOUTH GOLDEN ROAD

GOLDEN, CO 80401



AVAILABLE UNITS







The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.