

CENTURY 21 PLAZA

1350-1390 S. Colorado Blvd., Denver, CO 80222

FOR LEASE



PROPERTY DESCRIPTION

Most desirable retail location in metropolitan Denver.
For more information visit: www.century21denver.com

PROPERTY HIGHLIGHTS

- End cap fronting Colorado Blvd. - 2,675 SF - fully built out restaurant
- Estimated 2020 NNN charges: \$18.00/SF
- Call for Lease rate
- Parking ratio: 4.31 spaces/1,000 SF (138 parking spaces)
- Winner of the Star Award from RMSCA for New Construction, Design, and Aesthetics
- Strong daily traffic counts - 70,000+ vpd
- Easy access to Cherry Creek, I-25, bus stops at Louisiana, Florida, and Arkansas
- Light rail station 1 mile away
- Access from full movement signalized intersections at Arkansas and Louisiana
- Visibility along S. Colorado Blvd. with excellent monument signage on S. Colorado Blvd.
- Close proximity to some of Denver's finest neighborhoods including Hilltop, Crestmoor, Belcaro, Bonnie Brae, Polo Club, Cherry Creek North and Observatory Park
- Join Sprint, Hot Tips Nail Salon, Thai Pot Cafe, Sleep Nation, Xfinity, Jersey Mike's, Anytime Fitness, Viale Italian Restaurant, Zero Degrees, The Industry, and Ajinoya Ramen

OFFERING SUMMARY

Lot Size:	1.17 Acres
Improvements:	32,084 SF
Parking Ratio:	4.31 spaces/1,000 SF (138 spaces)
Available SF:	2,675 SF
Lease Rate:	Please Call



DOUG ANTONOFF

Antonoff & Co.
303.454.5417
doug@antonoff.com

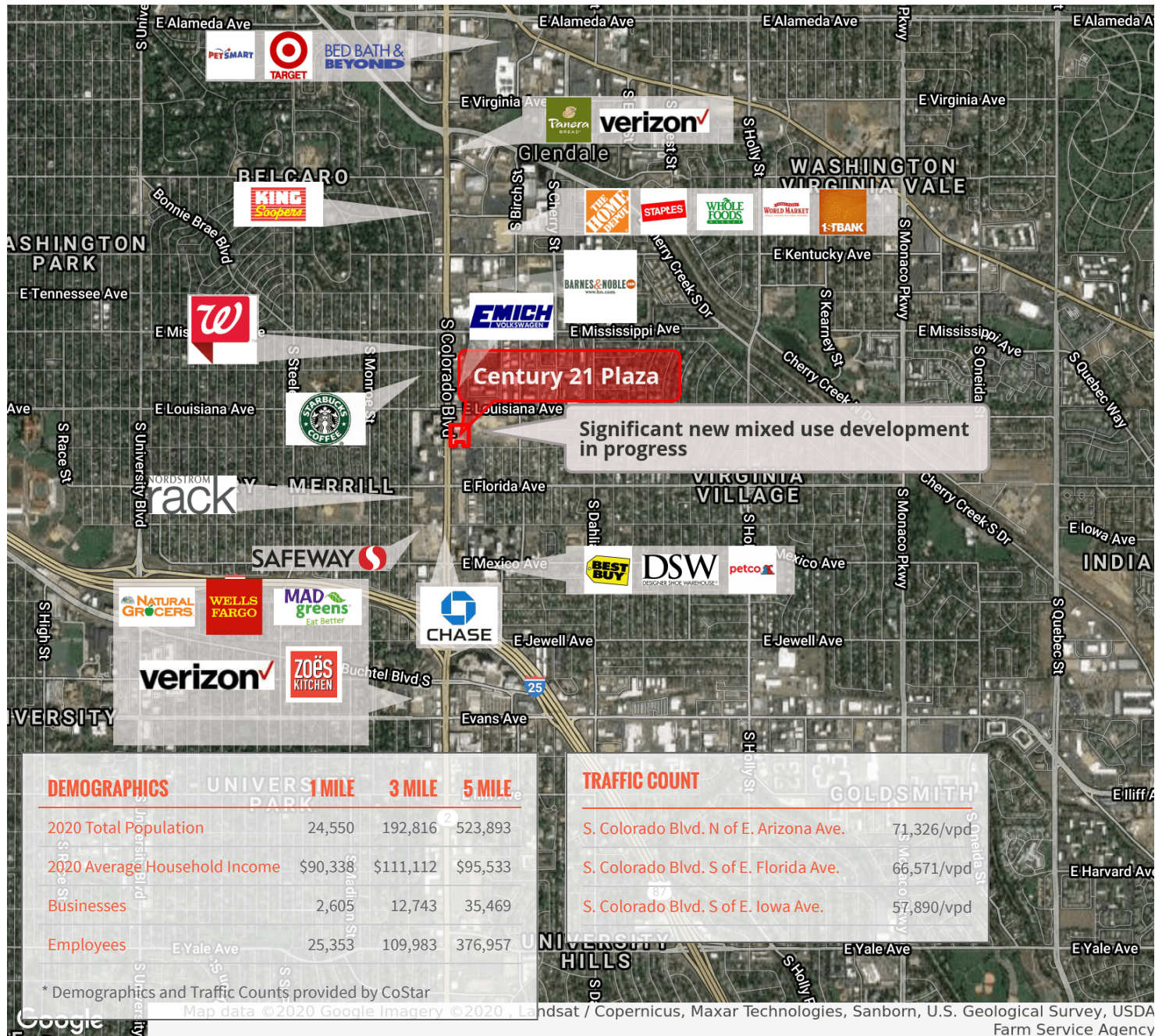
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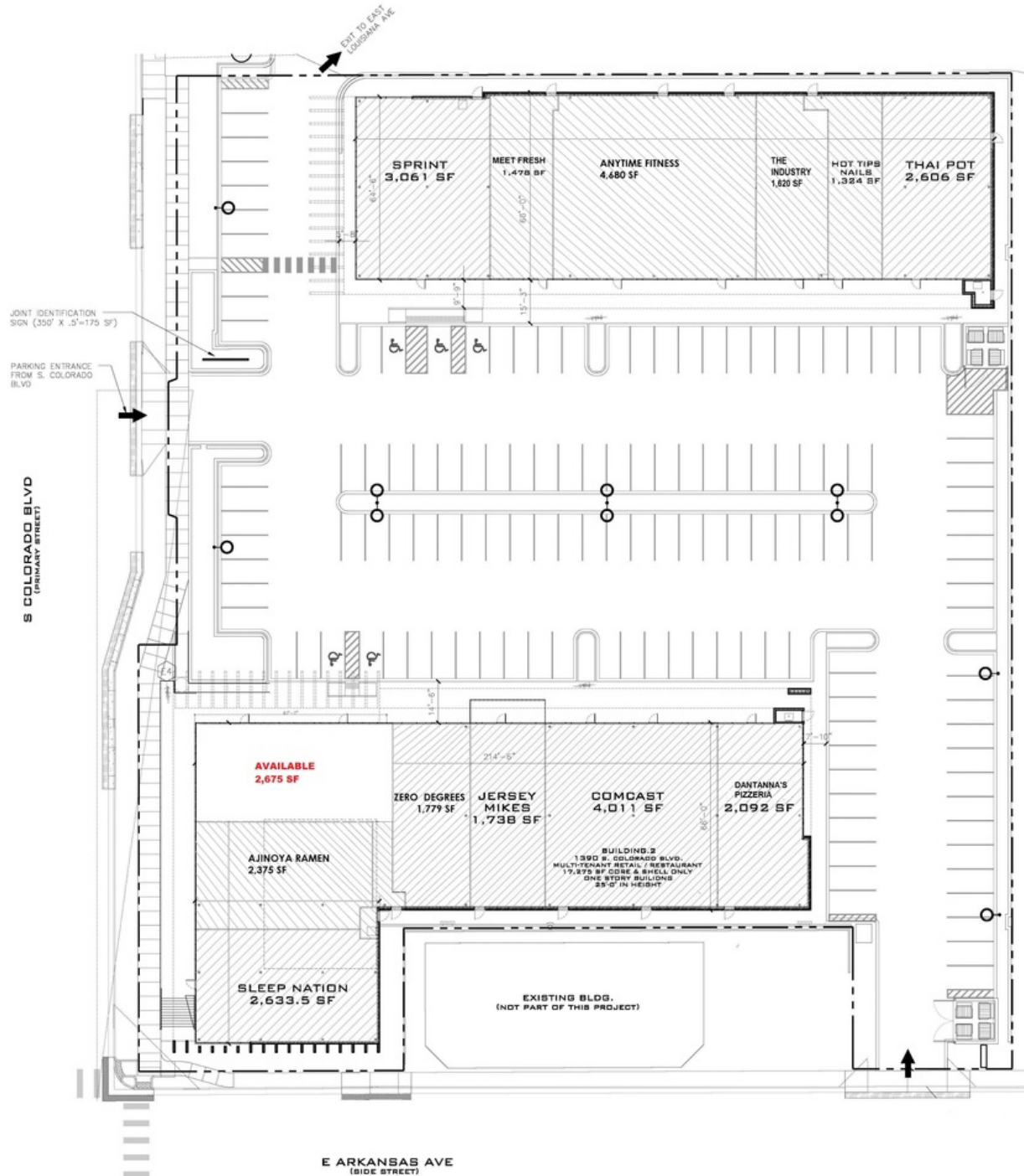
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Additional Photos

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