

SWC 38TH AVE & SHERIDAN BLVD

EXISTING BUILDING & PAD SITE AVAILABLE



FEATURES - EXISTING BUILDING

- 7,370 SF Building along 38th, divisible
- Parking: 47 Stalls
- Seeking restaurants, brewery, coffee shop, salon, medical, cell phone, and others
- King Soopers shadow anchored shop space
- Landlord renovations: New façade, taller ceilings/new roof, new pylon signage, larger patio, and more

FEATURES - NEW PAD

- Lot Size: 23,851 SF; 0.55 AC
- Potential Building Size: Up to 5,000 SF depending on use.
- Parking: 14+ Stalls Depending on use, building size & DriveThru
- High visibility pad opportunity along Sheridan
- Large signage opportunity
- Drive Thru Opportunity



DEMOGRAPHICS

Source: Allocate 2017

	1 MILE	3 MILE	5 MILE
Population	19,187	157,803	421,808
Avg Household Inc.	\$84,231	\$74,914	\$72,217
Employees	5,843	75,399	333,227
Businesses	873	7,983	29,119

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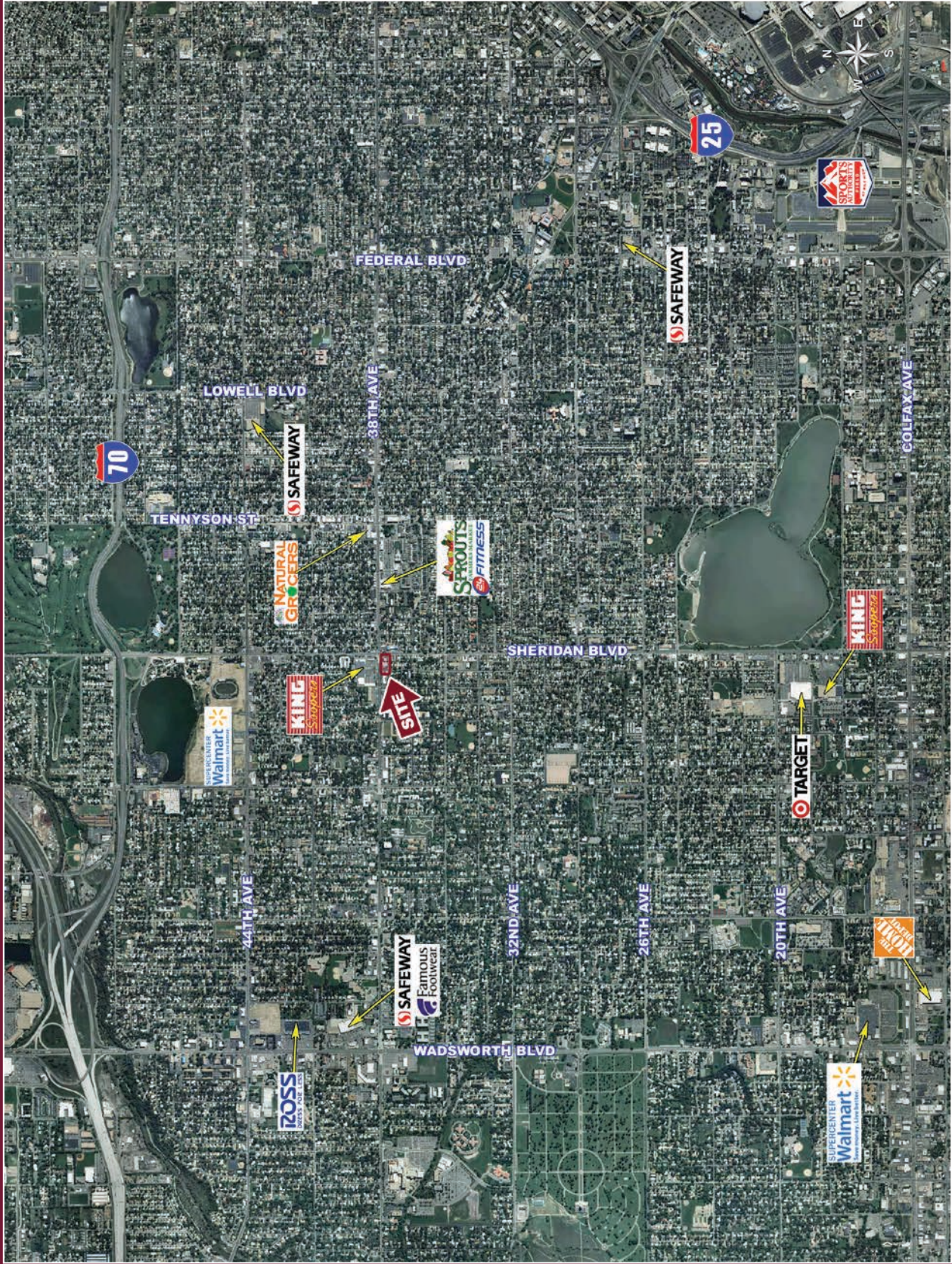
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EXISTING BUILDING ALONG 38TH AVENUE

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