



MARIPOSA

1299 W. 10th Avenue | Denver, Colorado 80204

Development Overview

- New construction 2,750 SF street-level turn-key restaurant space for lease available Fall 2020
- Adjacent to the new DHA HQ building currently housing 165 employees with 250 employees at full capacity
- Located at the 10th & Osage Light Rail Station; approximately 1,900 people boarding and exiting the train daily
- Mariposa neighborhood redevelopment boasts 502 rental apartments and 58 for sale townhomes
- Close proximity to Santa Fe Arts District featuring over 60 galleries, restaurants and shops
- Easy access to Downtown Denver, I-25, 6th Ave Freeway, Santa Fe Dr, Speer Blvd, and Broadway
- Parking available in 1035 Osage garage as well as street

Lease Rate: \$25.00/SF NNN

Property Facts

Available SF:	2,750 SF
Building SF:	131,742 SF
Residential Units:	87
Parking:	66 Spaces
Year Built:	2013
2020 NNN Expenses:	\$6.50/SF (Est.)

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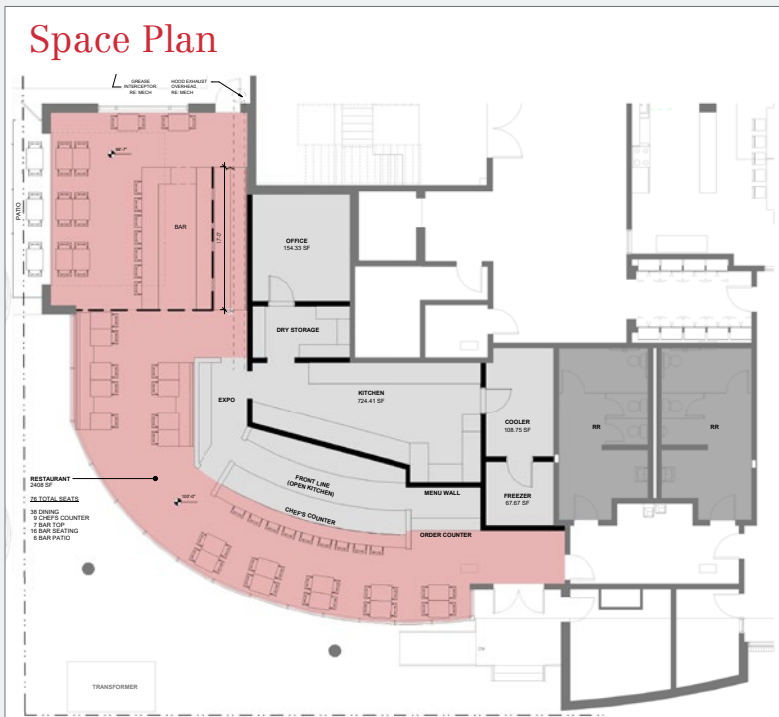
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Restaurant For Lease
2,750 RSF
 1299 W. 10th Avenue
 Denver, Colorado



Space Plan



Mariposa at a Glance

Total Apartments:	502
Market Rents	\$1.50-\$2.00/SF
Total Townhomes:	58
Total Retail / Office:	118,270 SF
Parking:	525 Spaces
Years Built:	2013 - 2019

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