

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# BONNIE BRAE RETAIL FOR LEASE

2331 E. Ohio Ave., Denver, CO 80209



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2331 E. Ohio Avenue	
Size:	2,059± SF
Lease Rate:	\$22.00/SF NNN
Est. NNN's:	\$8.75 SF
Total Rent:	\$5,276±/month

Located in the heart of Bonnie Brae next to the well-known Bonnie Brae Ice Cream shop at University & Ohio, sits two available units for lease. With exceptional traffic numbers on University Blvd. and wonderful demographics from the Washington Park & Cherry Creek neighborhoods, the business potential at this location is prime. Permitted uses under zoning include retail, restaurant, office, art studio, pet store, and much more. Street parking only.

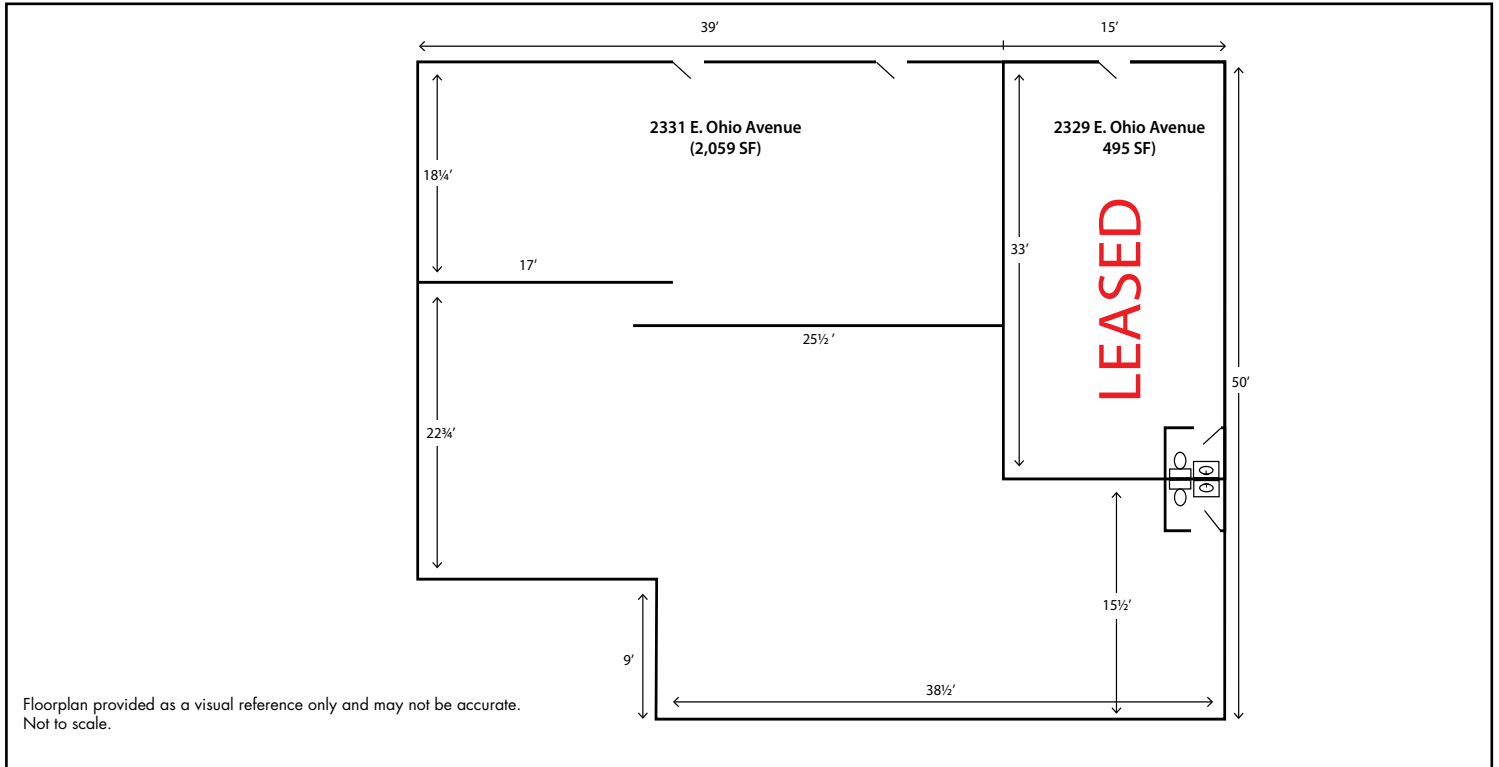
## RETAIL / RESTAURANT / OFFICE SPACE FOR LEASE

Fuller Real Estate  
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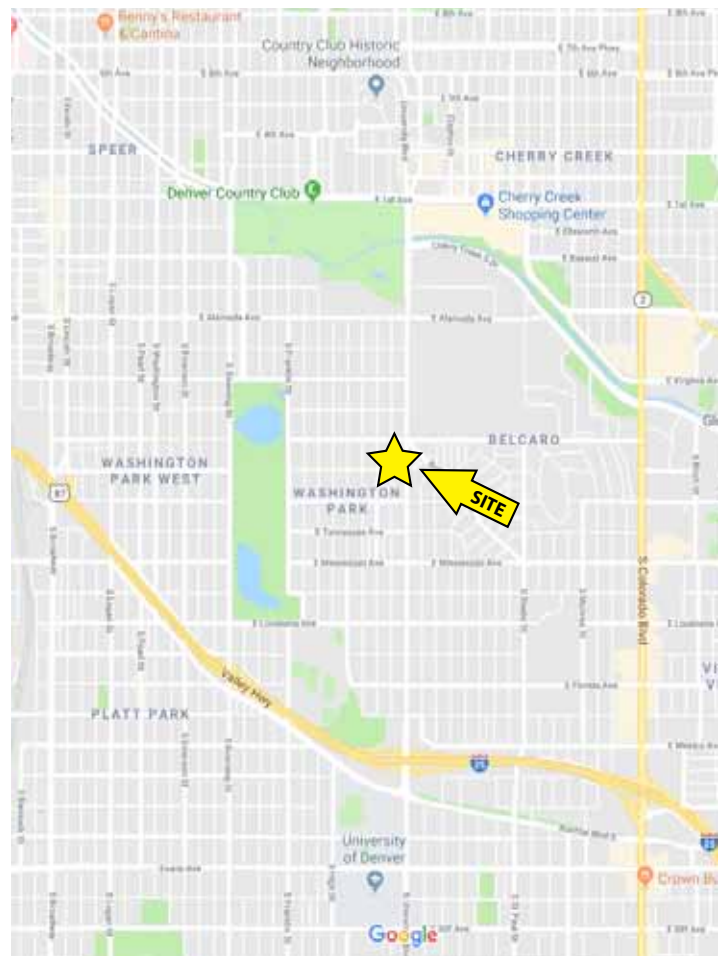
**DEMOGRAPHICS:**

	1 Mile	3 Miles	5 Miles
Population:	16,340	208,653	542,803
Households:	7,865	109,734	252,888
Median Household Income:	\$117,786	\$62,808	\$58,068
Median Age:	42.50	36.40	35.20

**Traffic:**

S University Blvd @ E Center Ave- 40,248 vpd

CoStar 2018



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