

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# PARK PLACE SHOPPING CENTER

2418 S. Colorado Blvd., Denver, CO 80222



www.FullerRE.com

**1,495 SF RETAIL FOR LEASE**



The Park Place Shopping Center offers tremendous visibility on South Colorado Blvd, just south of Iliff Avenue. Current tenants include: Chez Ali Mediterranean Grill, Kiki's Sushi, Wolfpac Cannabis, Massage, d-Tangle A Salon and Taste of Philly. Offers 36 parking spaces. NNN's estimated at \$7.50/sf.

### FOR LEASE:

**1st Year: \$16.00/SF NNN**

**2nd Year: \$17.00/SF NNN**

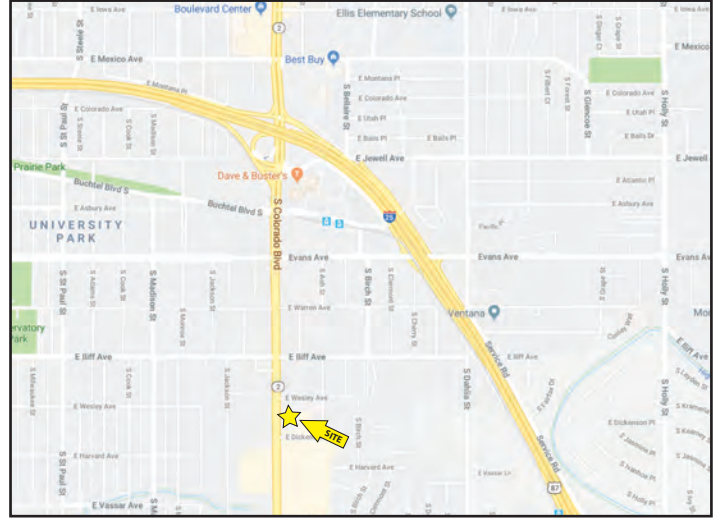
**3rd Year: \$18.00/SF NNN**

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**DEMOGRAPHICS:** (Source: CoStar)

	1 Mile	3 Miles	5 Miles
Population:	19,334	163,365	453,054
Households:	8,941	77,979	218,772
Median Age:	36.60	37.40	37.10
Ave. HH Size:	2.10	2.00	2.00
Median HH Income:	\$62,937	\$67,049	\$62,075

**TRAFFIC:** Colorado Blvd. @ E. Illiff Ave. - 41,000 vpd

**Floor Plan**

Floorplan provided as a visual representation and may not be 100% correct.

