

# 4725 LIPAN STREET

Denver, CO 80211



## PROPERTY DESCRIPTION

Sublease through August 2025

Rate \$11.70 nnn through 8/31/24

Rate \$12.15 nnn through 8/31/25

## PROPERTY HIGHLIGHTS

- Ideally located near I-70 and Pecos
- Easy access to I-70 and I-25
- Paved Fenced Yard
- 2 dock high doors
- One office with open warehouse

## OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Lease Rate:   | \$11.70 SF/yr (NNN) |
| Estimated NNN | \$5.30              |
| Available SF: | 3,465 SF            |



### BRANDI SPENCER

Senior Broker

720.880.6977

brandi@algcommercial.com

### ALG COMMERCIAL

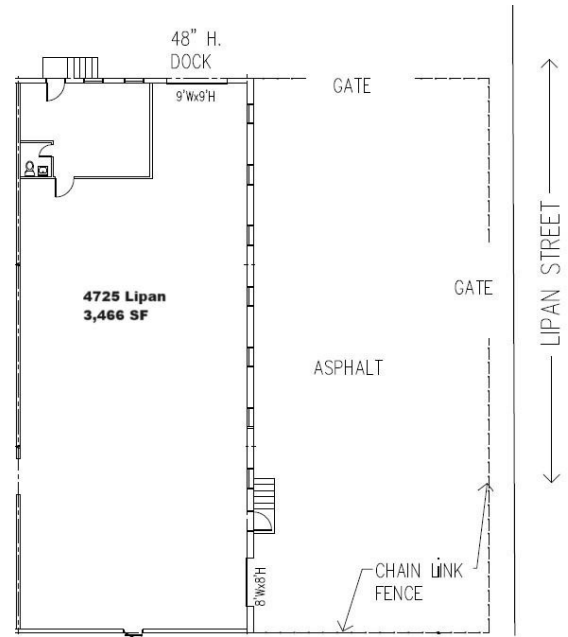
7354 South Alton Way, Suite 101

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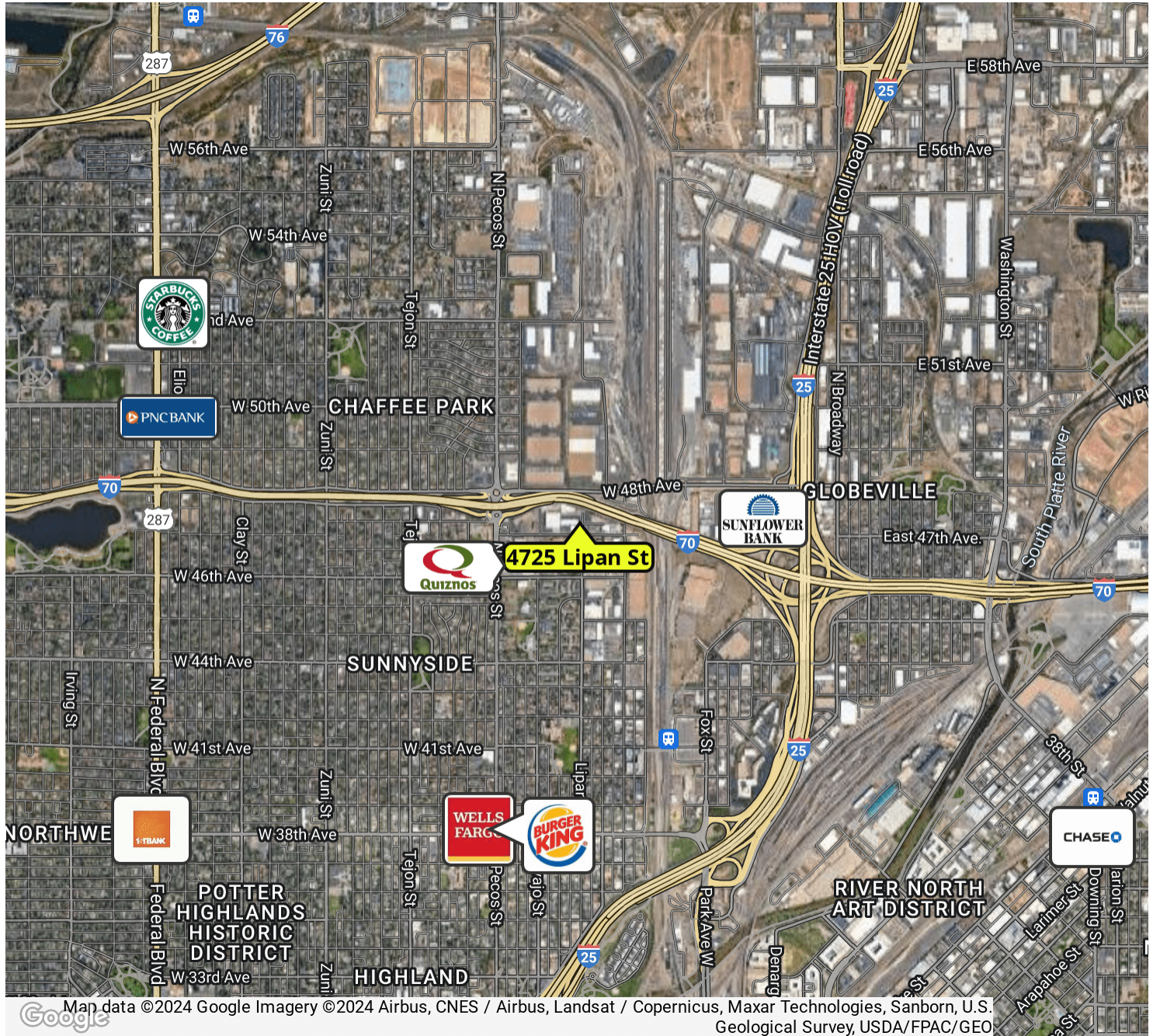
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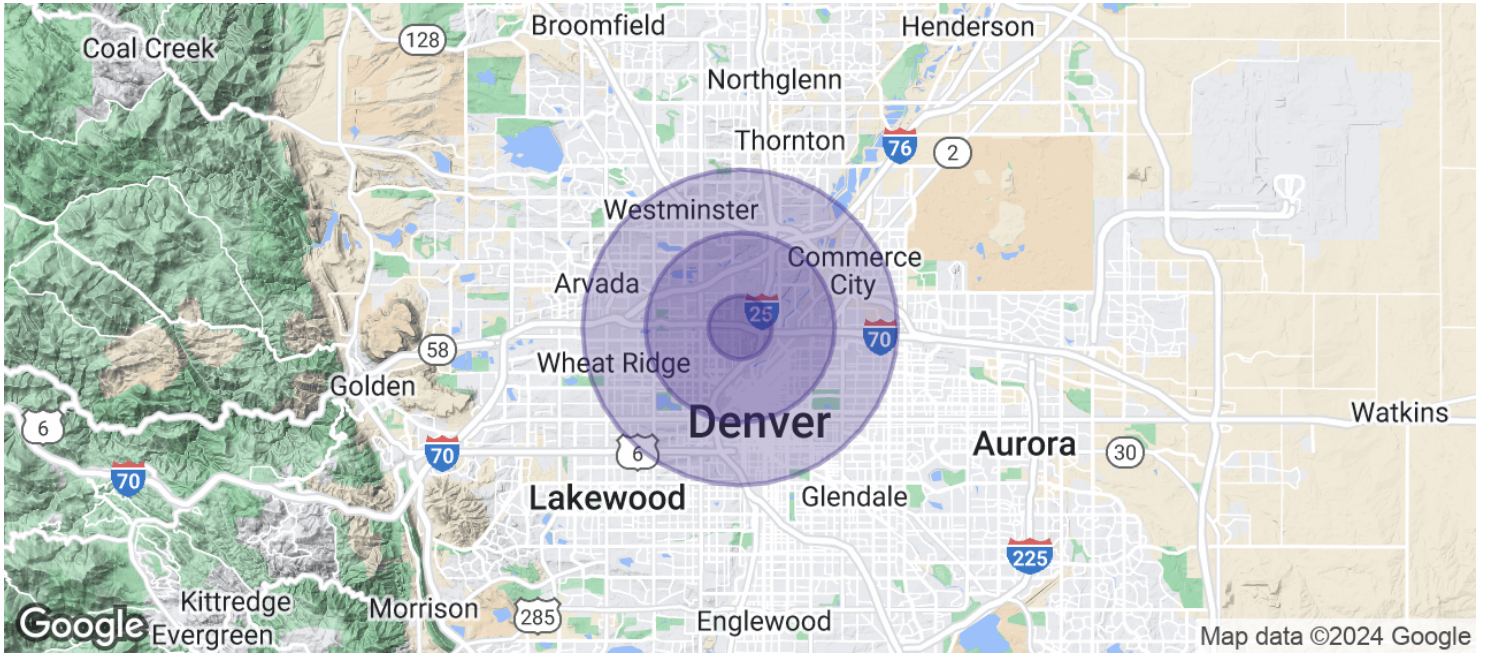
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 13,120 | 152,219 | 429,801 |
| Average Age          | 37     | 37      | 38      |
| Average Age (Male)   | 36     | 37      | 38      |
| Average Age (Female) | 37     | 37      | 38      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,058     | 74,005    | 201,197   |
| # of Persons per HH | 2.6       | 2.1       | 2.1       |
| Average HH Income   | \$116,373 | \$132,712 | \$115,895 |
| Average House Value | \$700,213 | \$779,487 | \$717,326 |

Demographics data derived from AlphaMap



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