



FOR LEASE
\$28 PSF NNN



2865 WEST 44TH AVENUE DENVER, COLORADO

POSSIBLE REDEVELOPMENT OPPORTUNITY


PROPERTY FOR LEASE

- Cross Streets: 44th between Eliot Street & Elm Street
- City: Denver
- County: Denver
- Price: \$28.00 PSF NNN
- Building SF: 2,356 SF
- Year Built: 1963

PROPERTY HIGHLIGHTS

- Retail Space Available in Sunnyside Neighborhood
- Free Standing
- High Ceilings
- Glass Front
- Parking On-Site

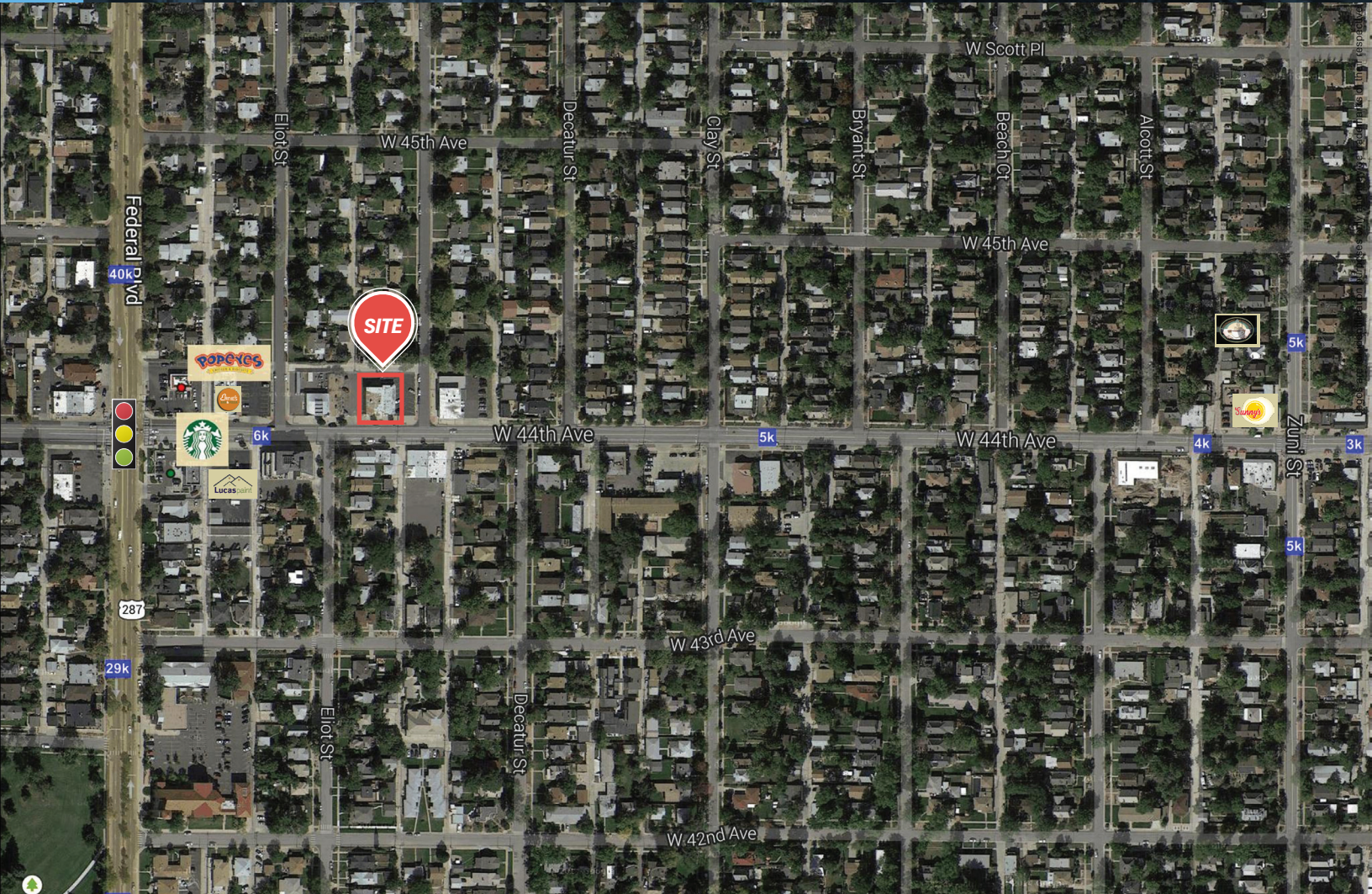
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2014 TRAFFIC COUNTS:

On Federal Boulevard 40,000 VPD
On West 44th 6,000 VPD

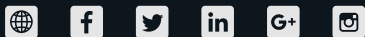
2014 DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population:	22,423	133,123	405,982
Average Household Income:	\$71,259	\$67,320	\$62,720
Daytime Population:	5,597	159,695	354,415

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