



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Retail / Office / Medical Multi-Tenant Building For Lease

2954 Havana Street

Denver, CO 80238

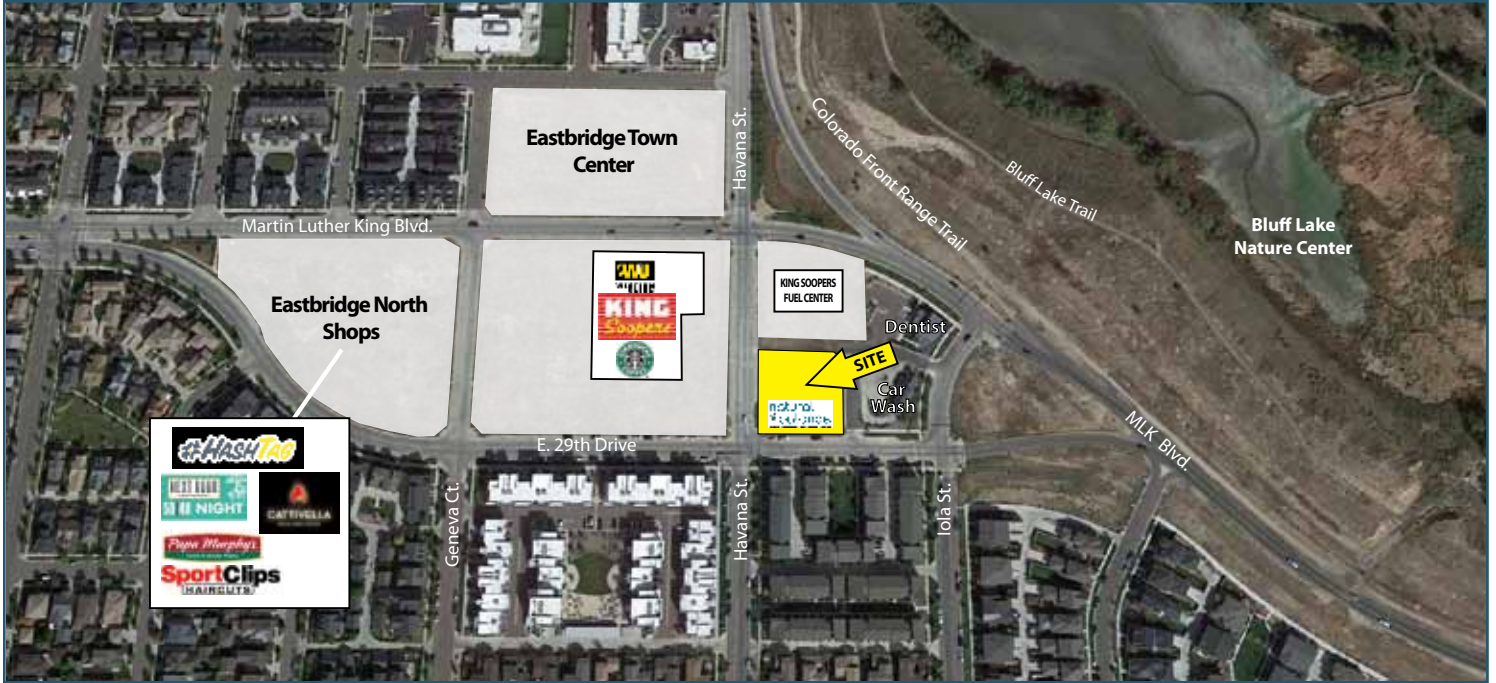


- **For Lease: \$32.00/SF NNN** (NNN's: \$11±/SF currently; increase in real estate taxes will cause increase in 2019 to \$14±/SF)
- Retail / Office / Medical Building
- Available Space: 2,199± sq. ft., includes common areas allocated
- Common Areas: bathrooms and entry lobby



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STAPLETON EASTRIDGE - Retail / Office / Medical Multi-Tenant Building For Lease

This 5,000± sq. ft. building is located in the Eastbridge Town Center of Stapleton at the intersection of MLK Jr. Blvd. and Havana St. The center includes a King Sooper's Store, gas station, car wash, dentist office and 22,000 sq. ft. of restaurants and shops. Great access and visibility. Highly desirable Stapleton location. There is shared use of 20 parking spaces. Part of the building is leased to a chiropractic office. There is approximately 2,199 sq. ft. of space available.

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population:	15,795	142,815	353,082
Households:	4,445	47,947	135,082
Median Household Income:	\$73,940	\$47,989	\$49,257
Median Age:	34.40	33.70	35.10

Traffic:

MLK Blvd @ Clinton St. - 13,778 vpd
CoStar 2015

