



361 S. Colorado Boulevard

Denver, Colorado 80246

Property Overview

- Centrally located 833 SF retail space available for lease
- Ample surface parking for customers and employees
- Prominent monument signage along Colorado Boulevard, one of Denver Metro's busiest retail corridors
- Surrounded by multiple national tenants including Super Target, 24 Hour Fitness, Wells Fargo, and more
- Strong growth in area population and demographics
- Located just minutes from Downtown Denver
- Close proximity to Cherry Creek Shopping District

Lease Rate: \$28.00/SF NNN

Property Facts

Available SF:	833 SF
Building Size:	9,930 SF
Lot Size:	18,108 SF
Zoning:	E-MX-3
Parking Ratio:	3.70/1,000
NNN Expenses:	\$8.80/SF

For more information:

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Retail For Lease

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Demographics

	1 Mile	3 Mile	5 Mile
Population	20,400	219,338	542,664
Average Household Income	\$152,434	\$110,676	\$97,842
Daytime Population	31,747	163,820	413,969

*Source: SitesUSA

Traffic Counts

	Vehicles/Day
S. Colorado Blvd & Virginia Ave	46,250
Dakota Ave & S. Jackson St	3,000
Alameda Ave & S. Colorado Blvd	59,253

*Source: SitesUSA



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