

# GROUND LEASE - BUILD TO SUIT

3899 Peoria Way, Denver, CO 80239

FOR LEASE



## PROPERTY DESCRIPTION

Portion of former Wendy's site

## PROPERTY HIGHLIGHTS

- Great exposure, access, and visibility to/from Peoria St. & I-70
- Traffic surrounds this site 24/7
- Possible uses include Auto related businesses, QSR, coffee/donuts, financial
- Zoned I-A, UO-2 - contact broker for more information on allowed uses

## TRAFFIC COUNT

I 70 W. of Peoria St.	124,168/vpd
Peoria St. S of E. 39th Ave.	34,892/vpd
Peoria St. N of 33rd Ave.	32,908/vpd

## CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

## OFFERING SUMMARY

Lot Size: 13,678 SF

Price / SF: Contact Broker

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total Population	9,398	139,241	301,912
2021 Average Household Income	\$64,749	\$90,675	\$89,054
Businesses	814	7,878	13,682
Employees	10,171	71,799	139,063

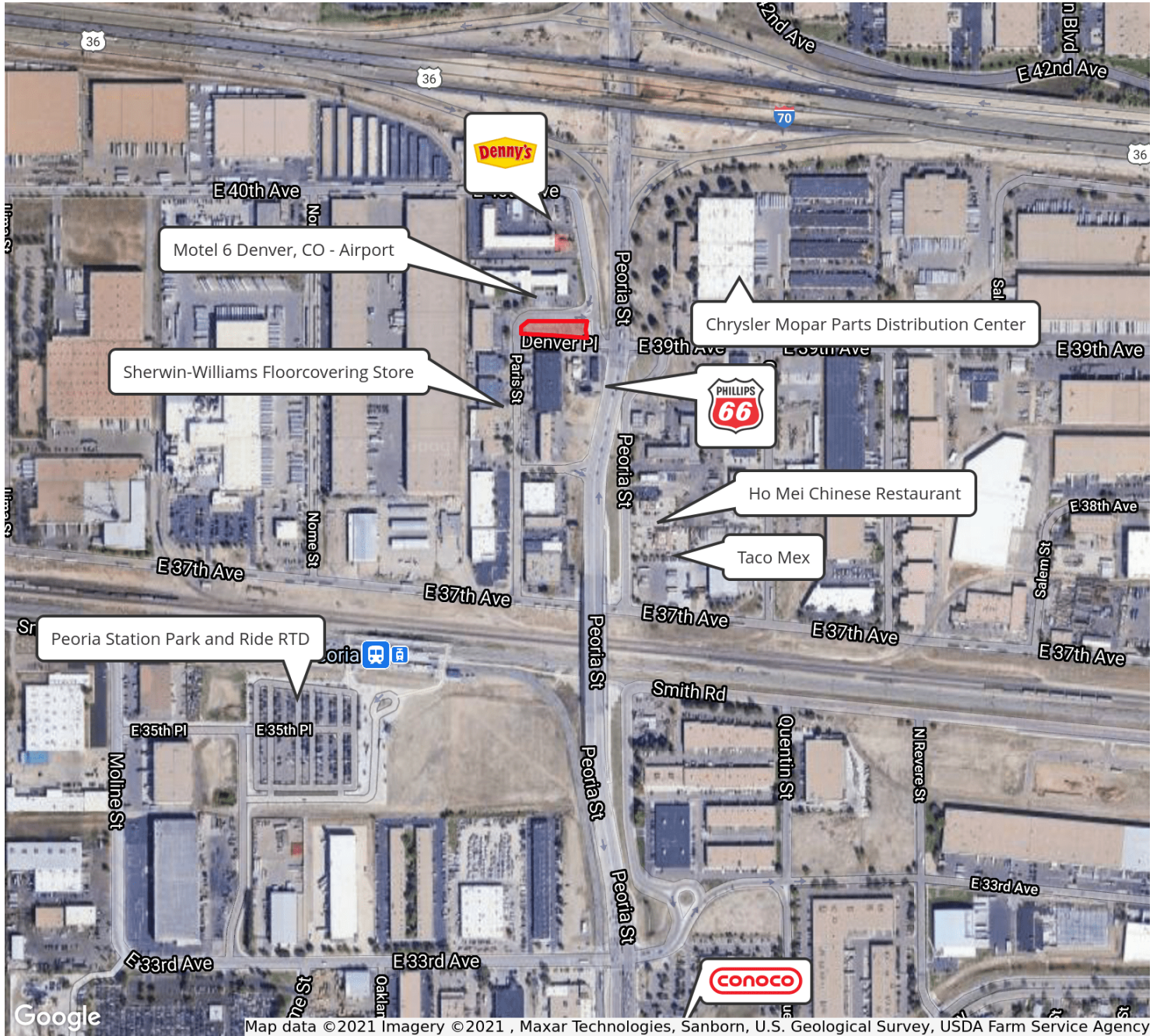
\* Demographics and Traffic Counts provided by CoStar

**ANTONOFF**  
& CO. BROKERAGE INC.

# GROUND LEASE - BUILD TO SUIT

3899 Peoria Way, Denver, CO 80239

FOR LEASE



## CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

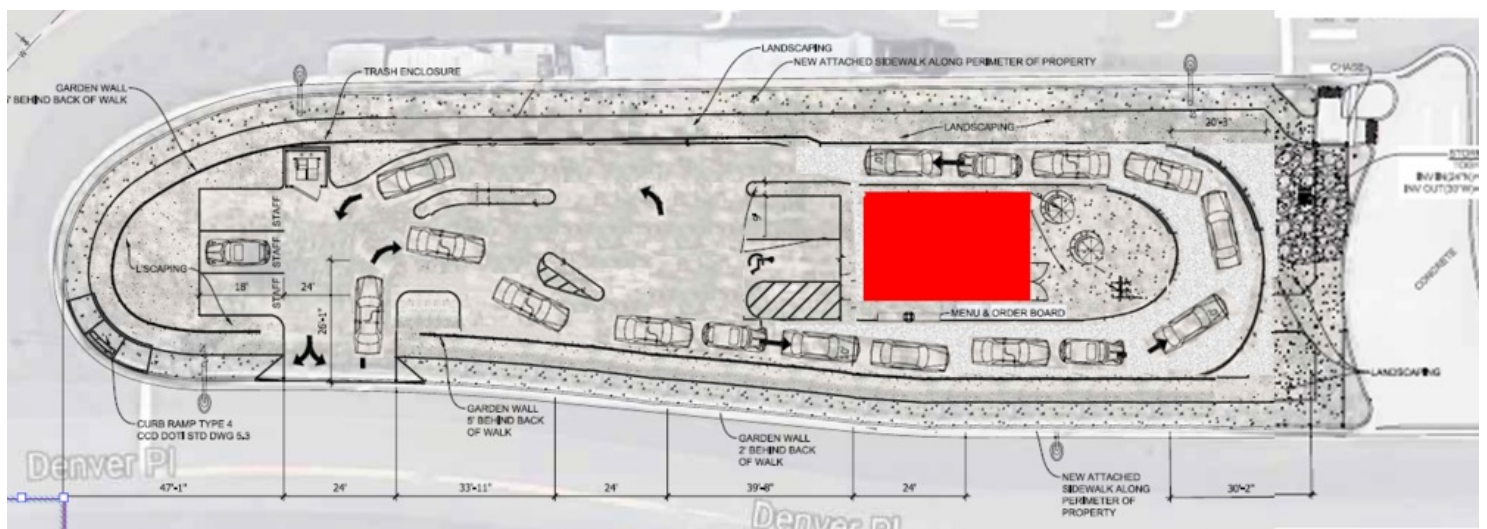
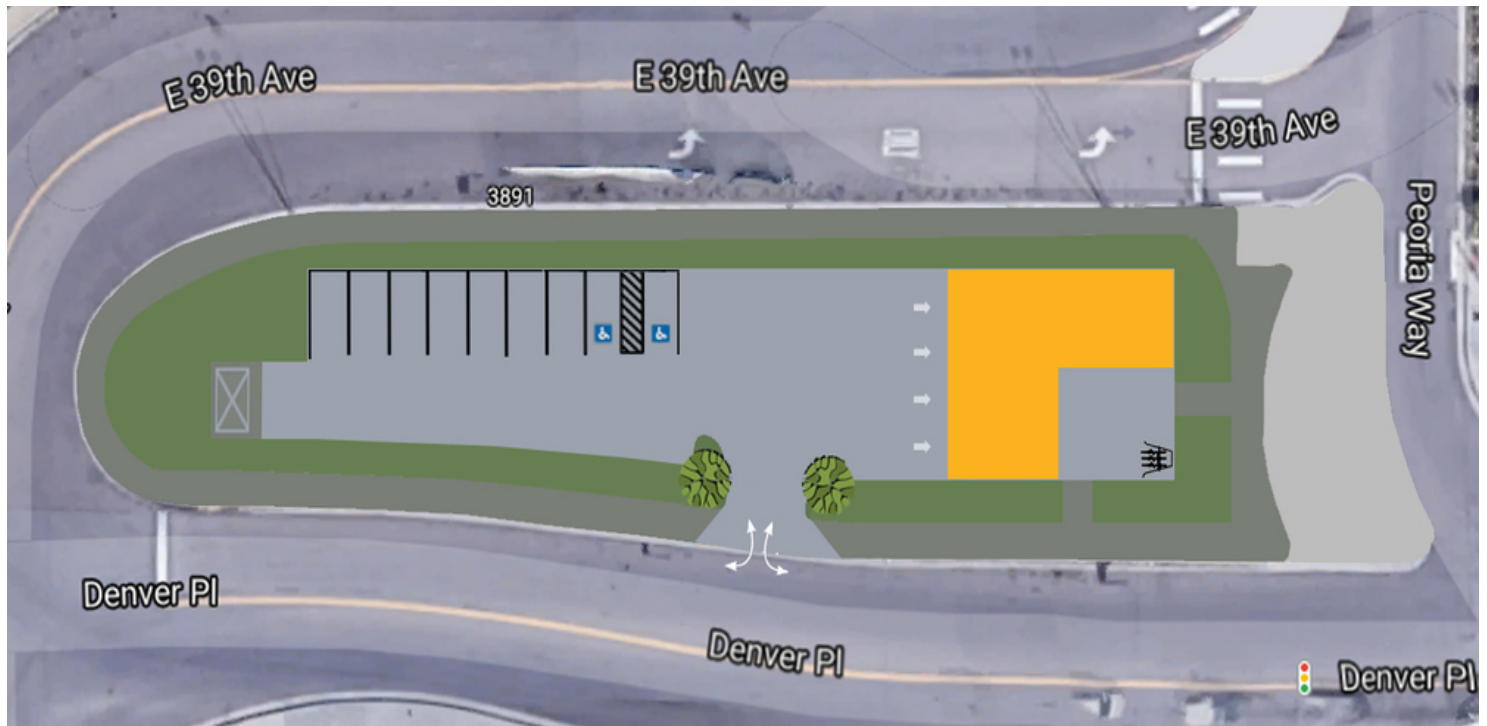
The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

**ANTONOFF**  
& CO. BROKERAGE INC.

# GROUND LEASE - BUILD TO SUIT

3899 Peoria Way, Denver, CO 80239

FOR LEASE



**CHARLES NUSBAUM**

303.454.5420

[cnusbaum@antonoff.com](mailto:cnusbaum@antonoff.com)

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

**ANTONOFF**  
& CO. BROKERAGE INC.

Additional Photos

Antonoff & Co. Brokerage, Inc.

Denver, CO 80202

1528 Wazee Street

303.623.0200

[antonoff.com](http://antonoff.com)