



# MARIPOSA

1239 W. 10th Avenue | Denver, Colorado 80204

## Development Overview

- New construction 790 SF street-level turn-key retail space
- Adjacent to the new DHA HQ building currently housing 165 employees with 250 employees at full capacity
- Located at the 10th & Osage Light Rail Station; approximately 1,900 people boarding and exiting the train daily
- Mariposa neighborhood redevelopment boasts 502 rental apartments and 58 for sale townhomes
- Close proximity to Santa Fe Arts District featuring over 60 galleries, restaurants and shops
- Easy access to Downtown Denver, I-25, 6th Ave Freeway, Santa Fe Dr, Speer Blvd, and Broadway
- Parking available in 1035 Osage garage as well as street

**Lease Rate: \$25.00/SF NNN**

## Property Facts

Available SF:	790 SF
Building SF:	131,742 SF
Residential Units:	87
Parking:	66 Spaces
Year Built:	2013
2020 NNN Expenses:	\$6.50/SF (Est.)

For more information:

**Dorit Makovsky Fischer**

303 565 3025  
dfischer@shamesmakovsky.com

**Hayden Hirschfeld**

303 565 3048  
hhirschfeld@shamesmakovsky.com

1400 Glenarm Place, Suite 100  
Denver, CO 80202  
303 534 5005

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

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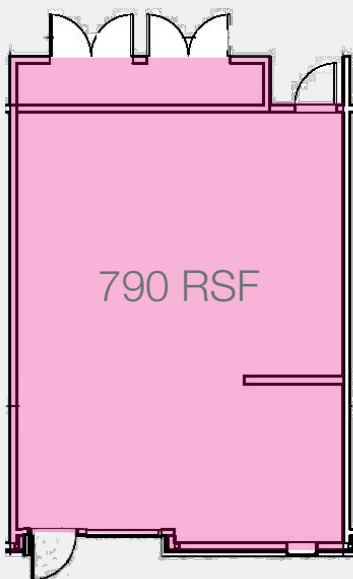
Retail For Lease

790 RSF

1239 W. 10th Avenue  
Denver, Colorado



### Floor Plan



### Mariposa at a Glance

Total Apartments:	502
Market Rents	\$1.50-\$2.00/SF
Total Townhomes:	58
Total Retail / Office:	118,270 SF
Parking:	525 Spaces
Years Built:	2013 - 2019

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