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OFFICE INDUSTRIAL RETAIL INVESTMENTS

Office Space in Park Place Shopping Center For Lease

2410 S. Colorado Blvd., Denver, CO 80222



Newly renovated 1,345± SF office space for lease @ 19.00/SF plus NNN. The Park Place Shopping Center offers tremendous visibility on South Colorado Blvd. just south of Iliff Avenue. Current tenants include: Chez Ali Mediterranean Grill, Kiki's Sushi, Coffee Shop, Wolfpac Cannabis, Massage, d-Tangle A Salon and Taste of Philly. Offers 36 parking spaces. 2018 NNN's estimated at \$7.00/sf.



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DEMOGRAPHICS: (Source: CoStar)

	1 Mile	3 Miles	5 Miles
Population:	19,334	163,365	453,054
Households:	8,941	77,979	218,772
Median Age:	36.60	37.40	37.10
Ave. HH Size:	2.10	2.00	2.00
Median HH Income:	\$62,937	\$67,049	\$62,075

TRAFFIC: Colorado Blvd. @ E. Illiff Ave. - 41,000 vpd

