

Retail For Lease

1,250 SF

Prime LoHi Retail Space  
Up to 6 Months Free Rent!



## 3740 Tejon Street

Denver, Colorado 80211

### Property Overview

- Trendy LoHi location on 38th & Tejon
- Charming historic brick exterior facade
- Two (2) parking spots included for operator use
- Additional basement storage provided at no charge

### Demographics

	1 Mile	3 Mile	5 Mile
Population	11,892	128,738	348,382
Average Household Income	\$75,958	\$85,557	\$89,517
Daytime Employees	8,300	57,924	196,718

\*Source: SitesUSA

**Lease Rate: \$24.00/SF (NNN)**

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### Property Facts

Available SF:	1,250 SF
Building Size:	2,360 SF
Zoning:	U-MX-3
Taxes (2017):	\$5.76/SF

For more information:

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**3740 Tejon Street**  
 Denver, Colorado



### Traffic Counts

Vehicles/Day

Tejon Street @ 38th Avenue	4,926
38th Avenue @ Vallejo Street	21,662
Tejon Street @ 39th Avenue	5,537

\*Source: CoStar

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