

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# PARK PLACE SHOPPING CENTER

## FOR LEASE



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2424 S. Colorado Blvd, Denver, Colorado 80222



Newly renovated 1,391± SF office space for lease. 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. NNN's estimated at \$7.00/sf.

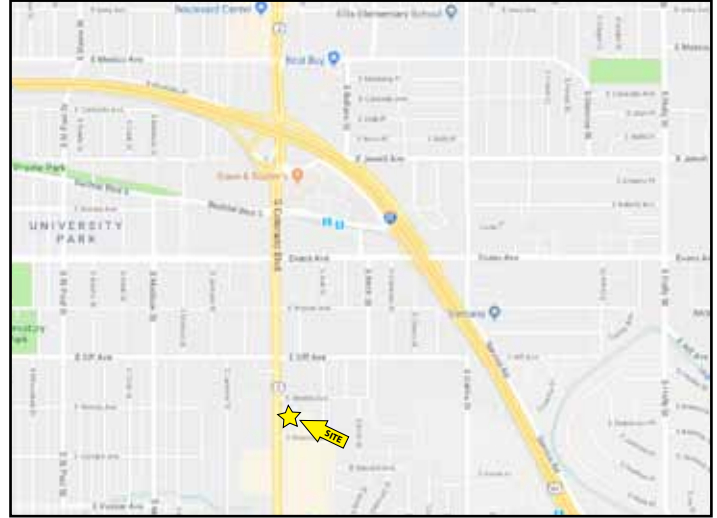
**FOR LEASE: \$10.00/SF NNN**

**Fuller Real Estate**  
(303) 534-4822

**Bob Leino**  
720.287.5402 direct  
720.339.8841 mobile  
[BLEINO@FullerRE.com](mailto:BLEINO@FullerRE.com)

**Andrew Dodgen**  
720.287.5412 direct  
720.670.0377 mobile  
[ADODGEN@FullerRE.com](mailto:ADODGEN@FullerRE.com)

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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. Iliff Ave. - 41,000 vpd

**Floor Plan**

