

# 4733-4735 LIPAN STREET

Denver, CO 80211



## SUBLEASE THROUGH

10/31/2024

## PROPERTY HIGHLIGHTS

- Ideally Located near I-70 & Pecos
- Easy Access to I-70 and I-25
- Located in Sunnyside Neighborhood in an enterprise zone.

## OFFERING SUMMARY

Lease Rate:	\$7,500.00 per month (Gross)
Estimated NNN	\$5.30
Available SF:	6,838 SF
One Dock High Door	10 by 10 High
One Drive-in Door	9 by 12 High
Clear Height	16-17
Year Built	1965
Zoning	1-A



### BRANDI SPENCER

Senior Broker  
720.880.6977  
brandi@algcommercial.com

### ALG COMMERCIAL

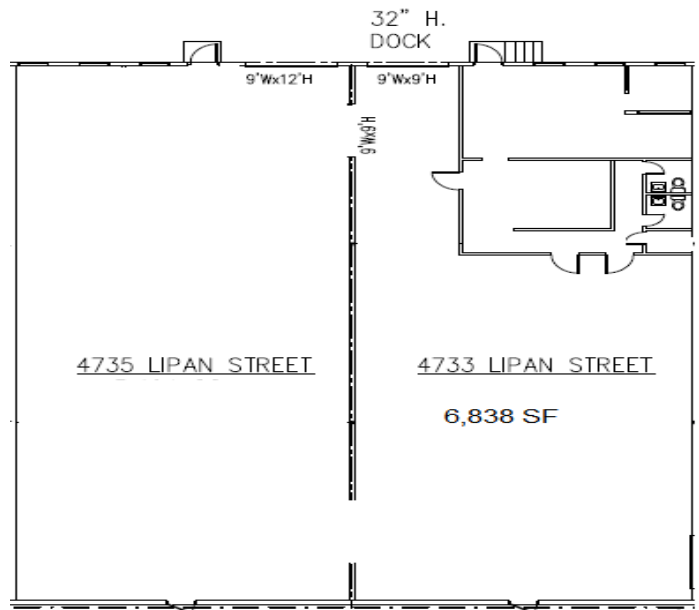
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INDUSTRIAL PROPERTY FOR LEASE

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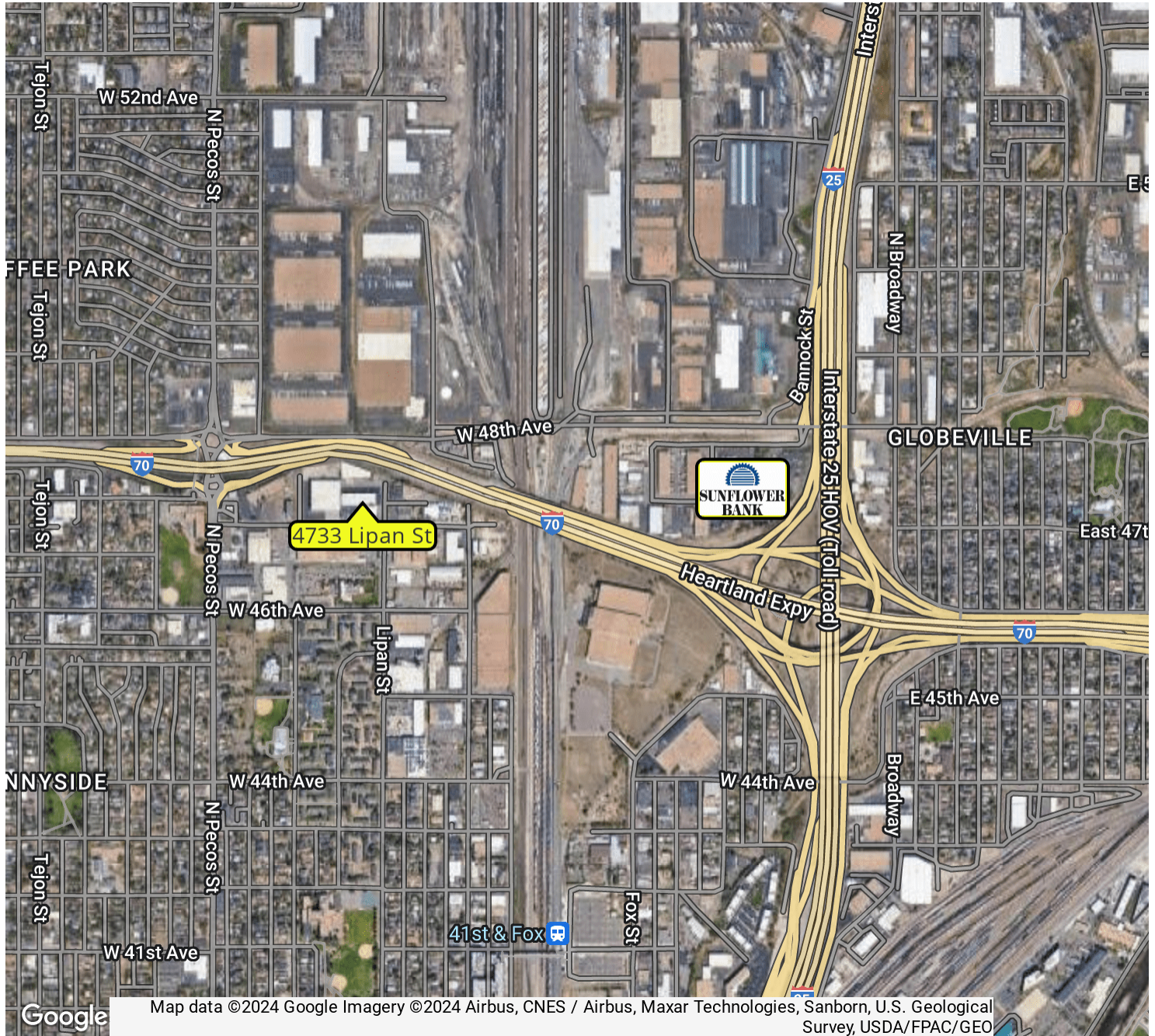
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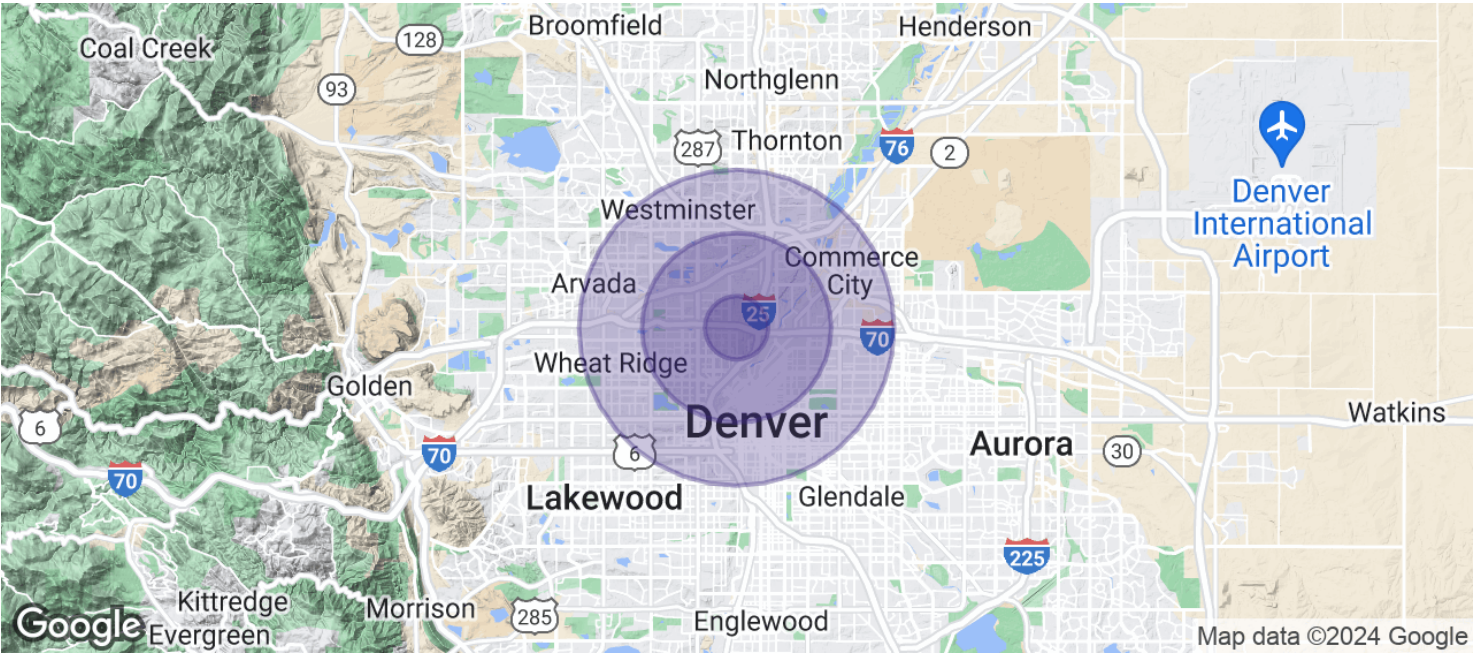
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,864	138,432	416,604
Average Age	34.0	34.3	35.4
Average Age (Male)	35.3	34.2	35.0
Average Age (Female)	33.6	34.3	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,044	65,382	188,918
# of Persons per HH	2.6	2.1	2.2
Average HH Income	\$82,989	\$103,288	\$91,605
Average House Value	\$396,604	\$445,698	\$407,809

\* Demographic data derived from 2020 ACS - US Census



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