

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

BOARDWALK SHOPPING CENTER

2401 S. Colorado Blvd., Denver, CO 80222



www.FullerRE.com



FOR LEASE

Currently configured for six retail spaces ranging in size from 900± SF to 1,864± SF, the Boardwalk Shopping Center offers tremendous visibility on South Colorado Blvd. just south of Iliff Avenue. Current tenants include: Magic Nails & Spa, Daddy Danks II, National Insurance, There With Care, Cakes by Karen and Cha Massage. Offers 33 parking spaces. Call broker for current availability.

OFFERED FOR LEASE AT: \$24.00/SF NNN

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

