



2864-2870 N. Colorado Blvd. Denver, Colorado 80207

Property Features

- High-visibility retail strip for sale
- Quick and easy access to I-70
- Great value add opportunity
- Strong area population
- Strong traffic counts
- All leases are NNN

BLDG SIZE	6,817 SF
SPACE AVAILABILITY	3,300 SF (Can be demised to 1,350 & 1,950 SF units)
LOT SIZE SIZE	17,860 SF
ZONING UNITS	U-MS-3
COUNTY BUILT	Denver
TAXES	\$27,430 (2020)

For more information:

Jake Malman

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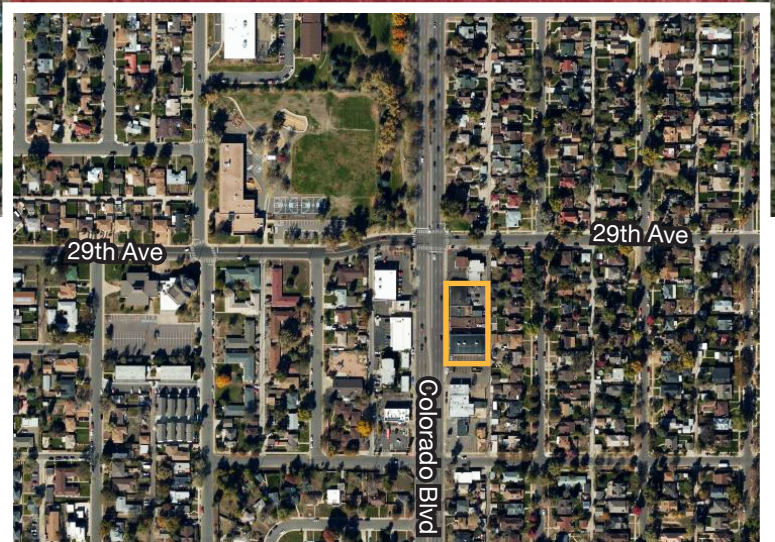
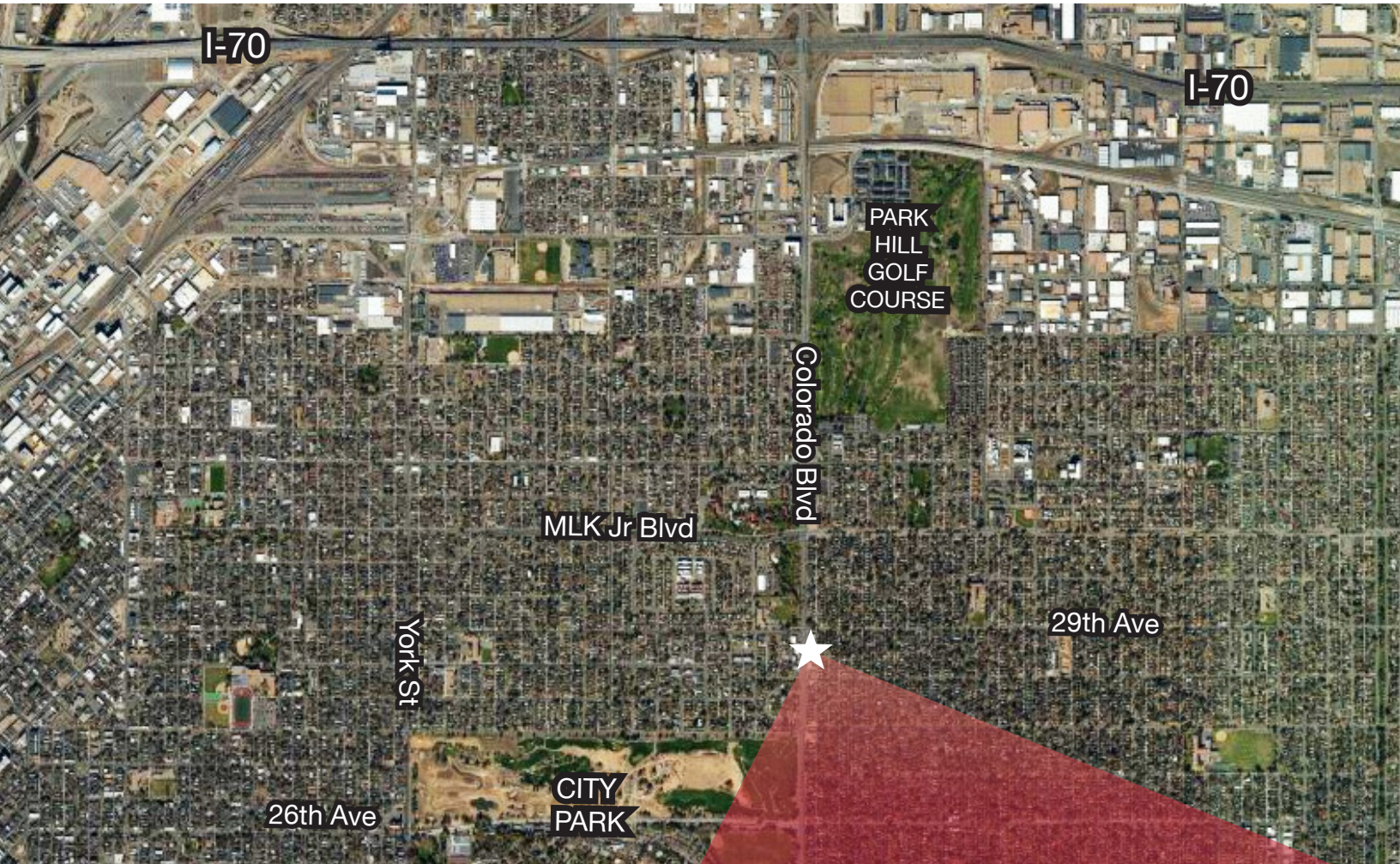
jmalman@shamesmakovsky.com

Sale Price : \$1,500,000
Lease Rates: \$16.00/SF NNN

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FOR SALE OR LEASE
Park Hill Retail



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