

# FOR LEASE OR SALE: HIGHLY VISIBLE RETAIL SPACE AVAILABLE AT SIGNALIZED CORNER

3465 W Alameda Ave., Denver, CO 80219



## SALE PRICE

**\$695,000**

## PROPERTY OVERVIEW

SOLD

## OFFERING SUMMARY

Available SF:

Lot Size: 0.28 Acres

Year Built: 1985

Building Size: 2,450 SF

Zoning: E-MX-3

Market: Denver Metro

Submarket: SW Denver

Traffic Count: 35,012

Price / SF: \$283.67

## LOCATION OVERVIEW

High traffic signalized SW Corner of W. Alameda Ave. and S. Knox Ct.

## PROPERTY HIGHLIGHTS

- High traffic signalized corner location
- Ample Parking
- 2,450 SF Free Standing Building
- 6 Offices
- Lot: 23,336 SF
- Zoned: E-MX-3
- Excellent Visibility

### LOUIS LEE

303.454.5416

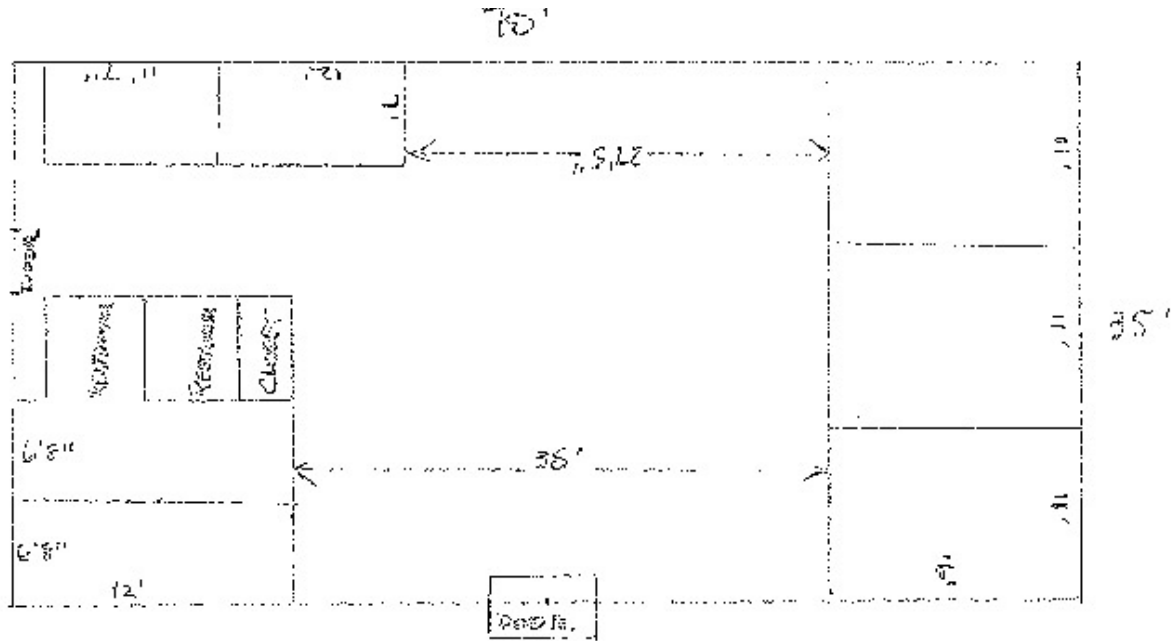
llee@antonoff.com

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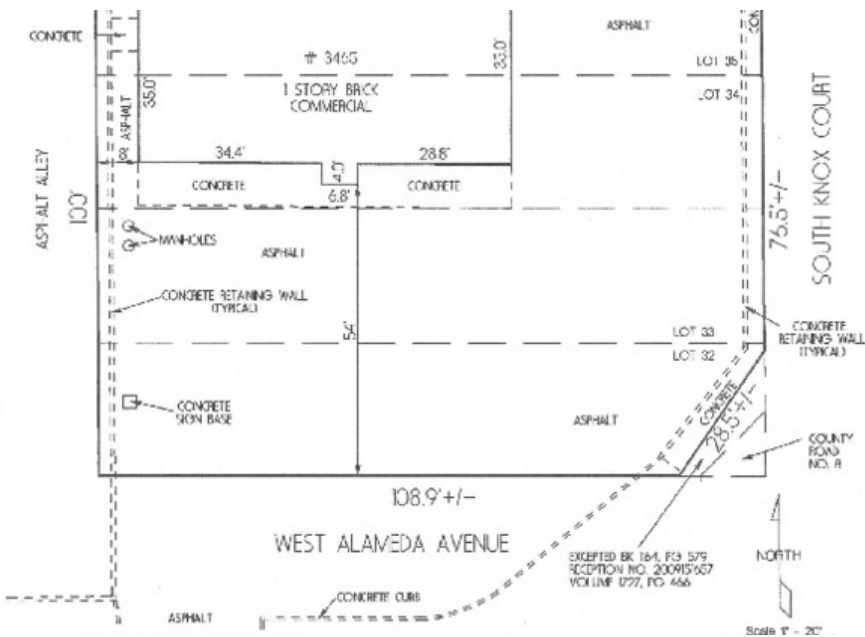
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The enclosed is just an approximation and not to scale.



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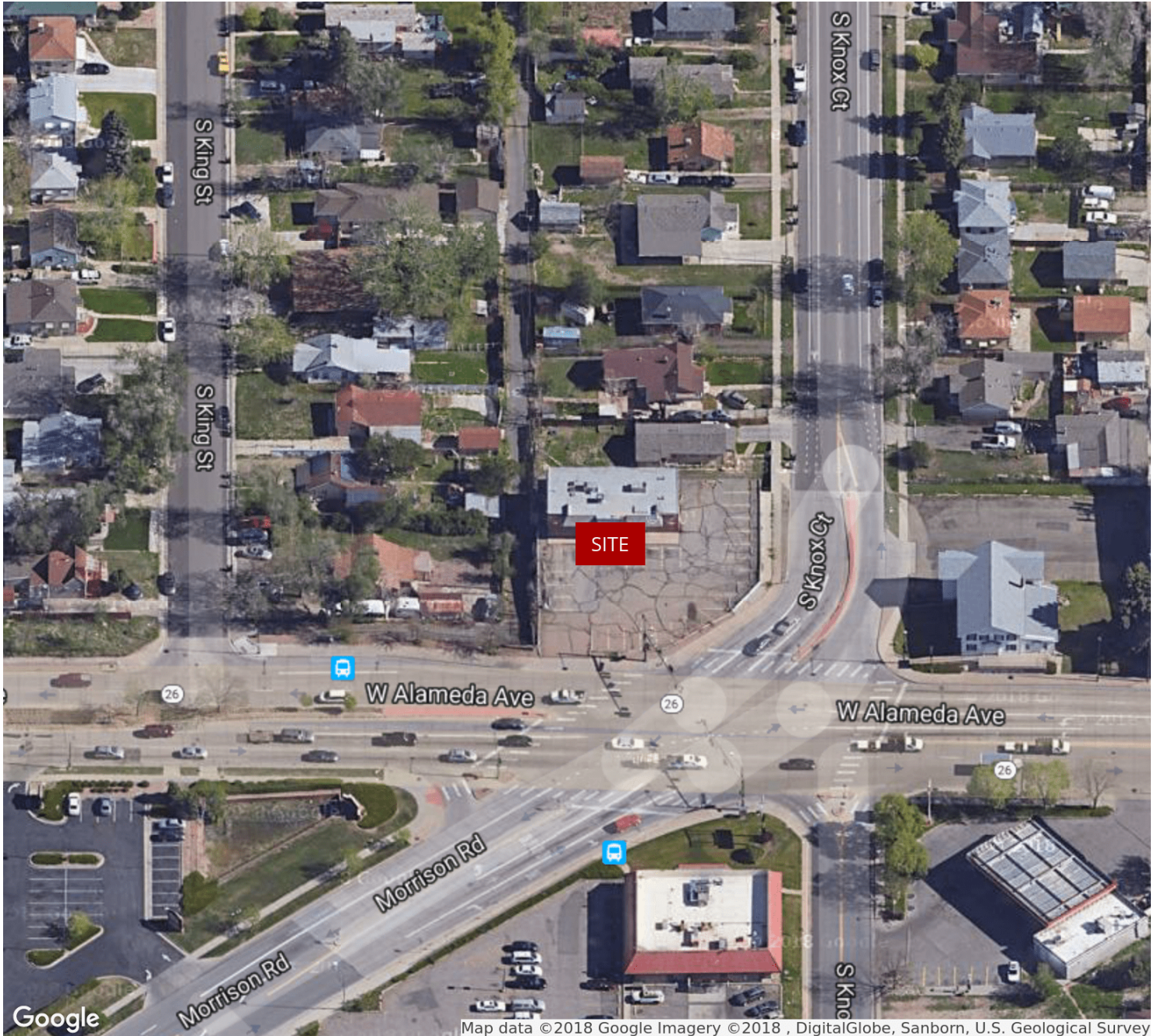
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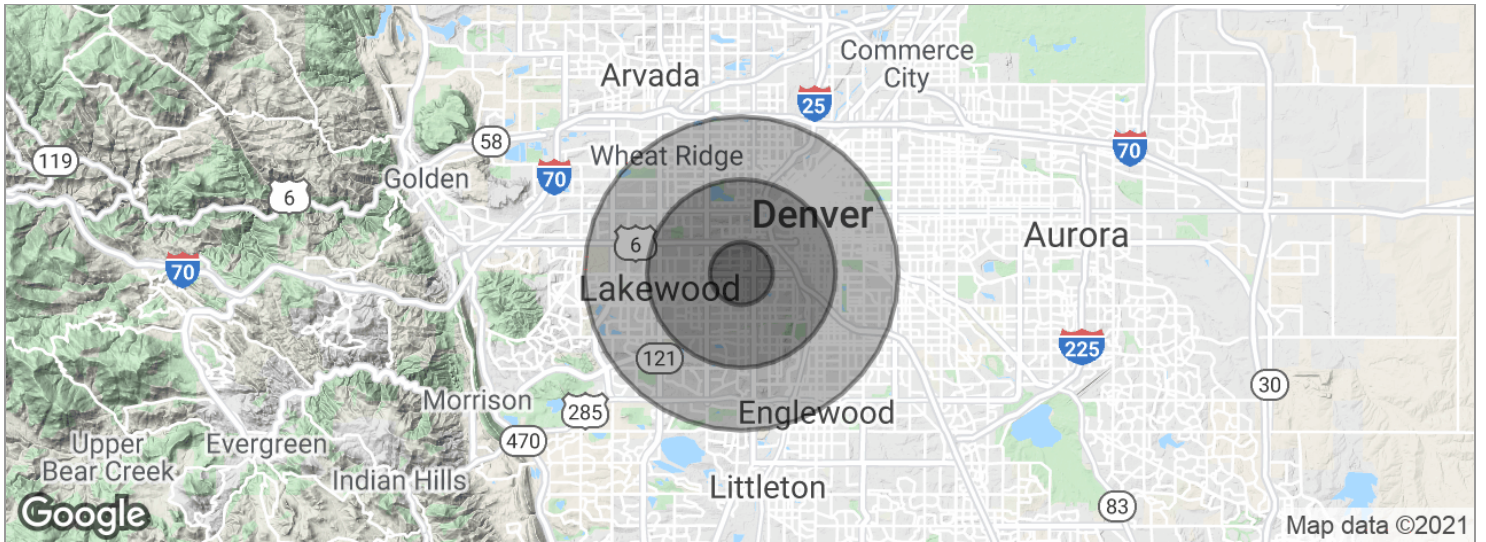
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	30,605	186,589	475,314
Median age	27.8	29.5	31.0
Median age (Male)	27.2	28.6	30.2
Median age (Female)	29.7	31.6	32.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,471	28,410	59,582
# of persons per HH	3.3	3.1	2.8
Average HH income	\$43,846	\$55,519	\$70,810
Average house value	\$175,461	\$178,403	\$203,519

\* Demographic data derived from 2010 US Census

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