

FOR LEASE

1970 S HOLLY ST | DENVER, CO 80222



PRIME CORNER RETAIL LOCATION

PROPERTY OVERVIEW

ADDRESS:	1970 S HOLLY STREET
RENTAL RATE:	\$6,500 / MONTH NNN
BUILDING SIZE:	2,456 SF
LOT SIZE:	20,400 SF
ZONING:	S-MX-3
YOC	1990
PROPERTY TAXES:	\$17,942.30
EST. OPERATING EXPENSES:	\$9.75/SF

PROPERTY HIGHLIGHTS

- Light and bright building in great shape
- Great location for cafe, bakery, restaurant, vet clinic, car storage and more
- Dense surrounding residential and commercial with strong demographics
- Quick access to Colorado Blvd & I-25
- Solid infill location that pulls from both neighborhood and commuter traffic
- Great parking and access



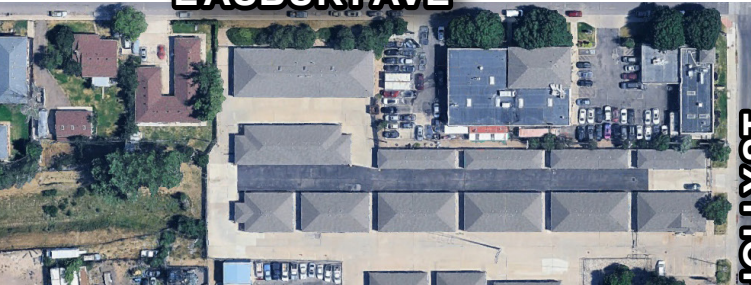
E JEWELL AVE



E ATLANTIC PL



E ASBURY AVE



E PACIFIC PL



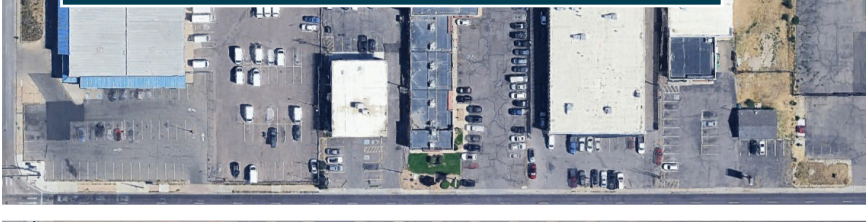
E VANS AVE



SHOLLYST



1970 S HOLLY ST
0.47 ACRES



LOCATION OVERVIEW



AREA DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
2024 POPULATION	18,022	464,942	1,455,113
2024 HOUSEHOLDS	8,067	218,463	613,022
2024 AVG HH INCOME	\$103,227	\$107,706	\$108,637



1970 S HOLLY ST

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC COUNT
EVANS AVE	S HUDSON ST W	53,098 VPD
S HOLLY ST	E EVANS AVE N	16,892 VPD

FOR MORE INFORMATION, PLEASE CONTACT

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