

FOR LEASE

MONACO VILLAGE SHOPPING CENTER

PROPERTY OVERVIEW

ADDRESS	6700 E Warren Ave, Denver, CO 80224
TOTAL BUILDING SIZE	48,678 SF
TOTAL LOT AREA	164,000 SF
TOTAL VACANT SPACE	8,450 SF
LEASE RATE	\$14 /SF NNN
NNN EXPENSES	\$6.71 /SF



VACANT SPACES

- **Unit C** – 1,800 SF – Move in Ready with loading in the back
- **Unit D** – 8,450 SF – Largest Space Available. Three points of Entry and can be divided into smaller spaces.

PROPERTY HIGHLIGHTS

- Great Monument Signage
- Brand New Exterior Paint in 2025
- Directly Off of Evans and Monaco
- Ample Off Street Parking
- New Multifamily Development Surrounding Property



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