

INLINE SPACE

available at major intersection

SWC Leetsdale Drive & Quebec Street

Denver, CO | 80224



SHANE CRAWFORD - 303.370.7458 - scrawford@sullivanhayes.com

MARK ERNSTER - 720.382.7508 - mernster@sullivanhayes.com



CLOSE AERIAL



SUITE	TENANT	SF
110	Zip Dentistry	1,680
120	Yes Smoke Shop	1,120
130	H&R Block	1,540
140	Washway Laundromat	3,862
160	Cricket Wireless	1,400
180	AVAILABLE	8,092
202	ARC Thrift Store	1,275
204	AVAILABLE	1403*
208	AVAILABLE	2080*
210	Fancy Nails & Spa	1,021
216	AVAILABLE	1,625
302	Little Caesars	2,195
308	MIX Liquors	3,051
312 - 316	AVAILABLE IN DECEMBER	4,378
350	Save A Lot	22,733
380	SIGNED LEASE	38,079
402	AVAILABLE	1285**
404	AVAILABLE	933**
406	Fantastic Sam's	1,045
408	Fred Loya	1,260
410	Wingstop	1,261
412	Tasty Donut	1,568
414	Sun Wah Restaurant	1,783
415	County Fair Garden	7,000
PAD	DEAL PENDING	Negotiable

*204 & 208 CAN BE COMBINED FOR 3,483 SF

**402 & 404 CAN BE COMBINED FOR 2,218 SF

SHANE CRAWFORD - 303.370.7458 - scrawford@sullivanhayes.com

MARK ERNSTER - 720.382.7508 - mernster@sullivanhayes.com

SH

BIRDS EYE AERIAL

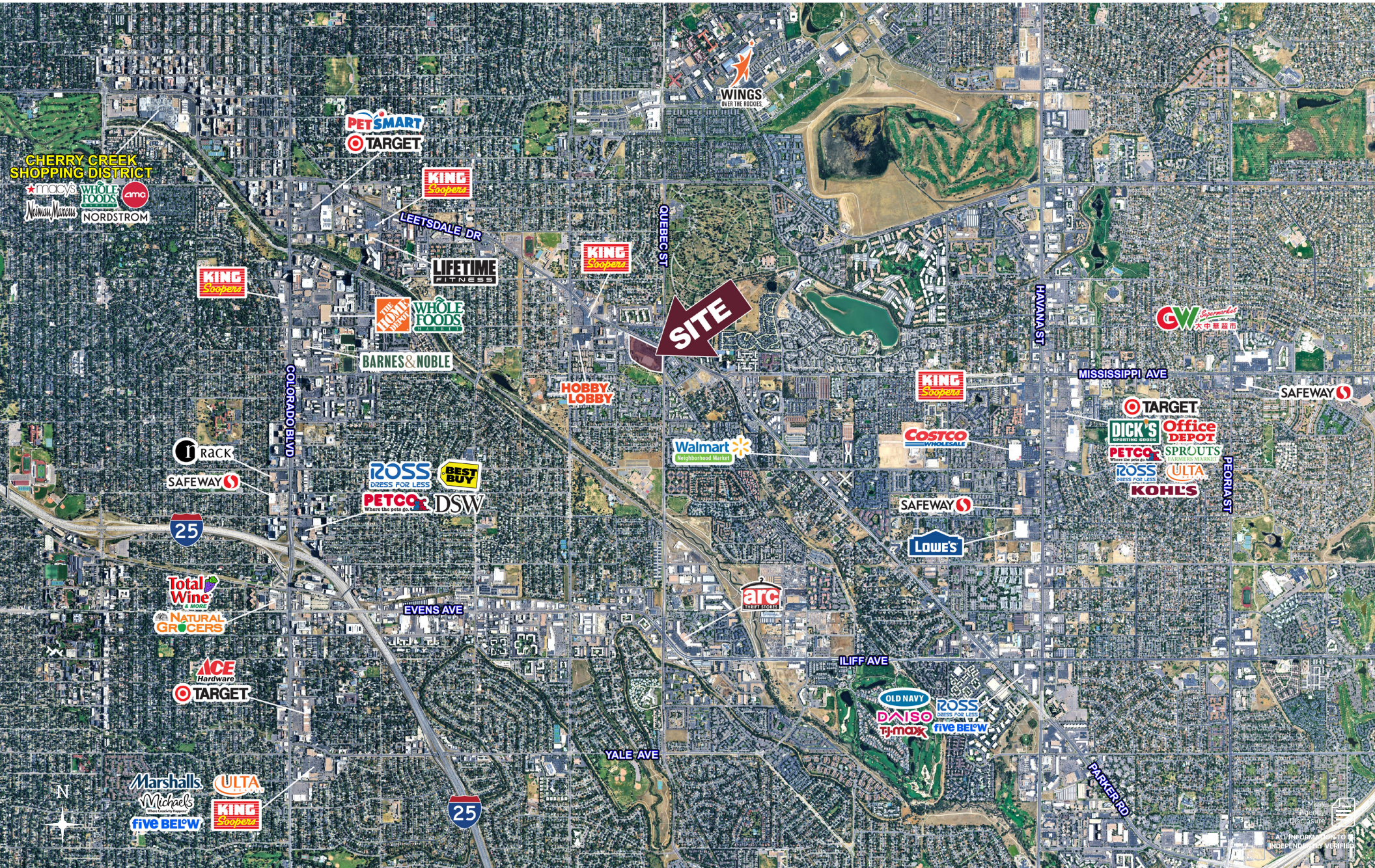


SHANE CRAWFORD - 303.370.7458 - scrawford@sullivanhayes.com

MARK ERNSTER - 720.382.7508 - mernster@sullivanhayes.com

SH

TRADE AREA AERIAL

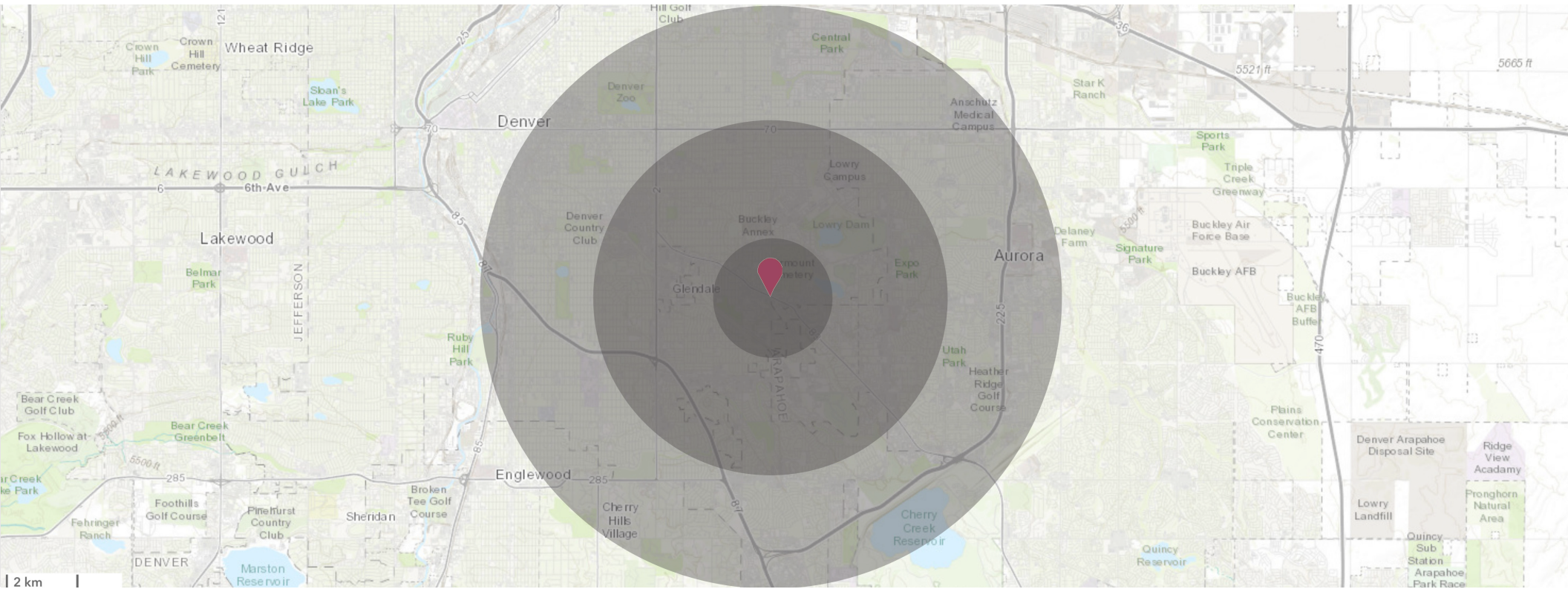


SHANE CRAWFORD - 303.370.7458 - scrawford@sullivanhayes.com

MARK ERNSTER - 720.382.7508 - mernster@sullivanhayes.com

SH

DEMOGRAPHICS



COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	23,584	198,688	537,268
PROJ. POPULATION IN 2030	23,635	200,637	549,787
AVG. HOUSEHOLD INCOME	\$104,599	\$132,186	\$136,302
DAYTIME POPULATION (EMPLOYEES)	5,034	101,288	268,597

SOURCE: ESRI 2025

TRAFFIC COUNTS

LOCATION	CARS/DAY
LEETSDALE DR NORTHWEST QUEBEC ST	34,919
QUEBEC ST SOUTH OF LEETSDALE DR	23,261 ¹
QUEBEC ST NORTH OF LEETSDALE DR	23,316 ²
LEETSDALE DR SOUTHEAST QUEBEC ST	36,525

SOURCE: DRCOG 2023, ¹2022, ²2021

SHANE CRAWFORD - 303.370.7458 - scrawford@sullivanhayes.com

MARK ERNSTER - 720.382.7508 - mernster@sullivanhayes.com

SH