

RETAIL FOR LEASE



Digitally rendered to show scheduled parking lot resurfacing improvements.

PLAZA DE SANTA FE

1355 Santa Fe Drive, Denver, CO 80204

Retail Units for Lease: 1,440 SF to 1,542 SF
Lease Rate: \$25 SF/yr (NNN)

LEAD BROKER

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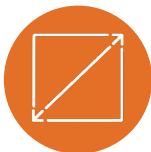
Building Name	Plaza de Santa Fe
Property Address	1355 Santa Fe Drive, Denver CO 80204
Lot Size	38,970 SF
Building Size	16,885 SF
Year Built	1984
Zoning	C-MX-8

PROPERTY HIGHLIGHTS

- Excellent visibility and traffic counts along Santa Fe Drive (10K-14K each way)
- 1 mile from Auraria Campus (CU Denver, MSU, CCD – 43,000 students)
- Quick access to I-25 and downtown Denver
- Surrounded by residential growth and creative businesses
- Zoned C-MX-8 allowing for broad commercial and mixed-use potential
- Only 0.5 miles from future home of the new Denver Broncos Stadium at Burnham Yard



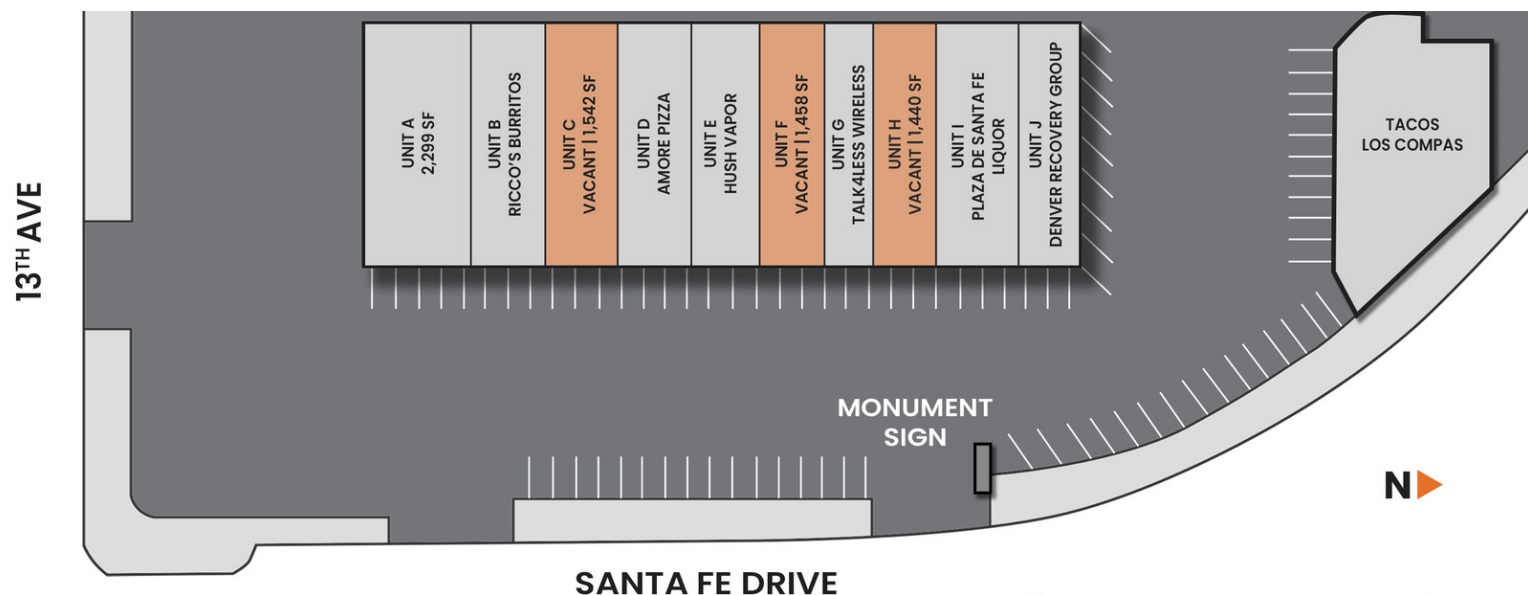
LEASE RATE
\$25 SF/yr (NNN)



SPACE FOR LEASE
1,440 SF to 1,542 SF



Photos are digitally rendered to show scheduled parking lot resurfacing improvements.



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,440 - 1,542 SF	Lease Rate:	\$25 SF/yr \$14.82/SF NNN's

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit C	1,542 SF	NNN	\$25.00 SF/yr
■ Unit F	1,458 SF	NNN	\$25.00 SF/yr
■ Unit H	1,440 SF	NNN	\$25.00 SF/yr

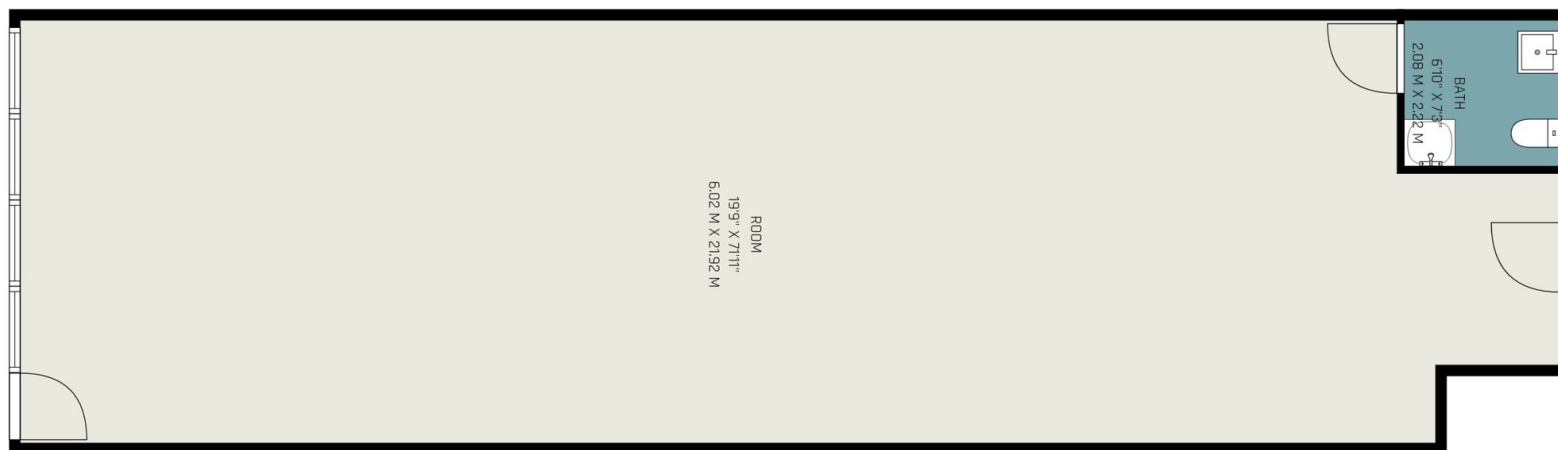
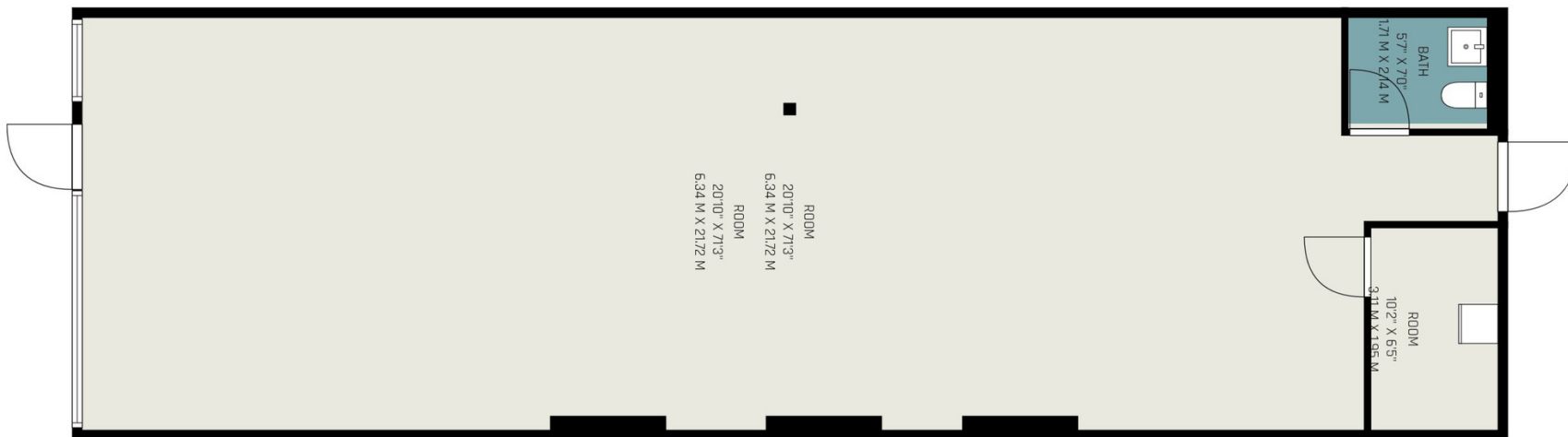
RETAIL PAD FOR LEASE

W 13TH AVE

UNIT A

UNIT C

SAMPLE FLOOR PLANS







RETAIL PAD FOR LEASE

AREA MAP



 **COLORADO UNIVERSITY**
 **METROPOLITAN STATE UNIVERSITY**
 **COMMUNITY COLLEGE OF DENVER**

CENTRAL BUSINESS DISTRICT



 **COLFAX AT AURARIA LIGHT RAIL STOP**

W COLFAX AVE

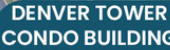
CIVIC CENTER PARK

COLORADO STATE CAPITOL

SUBJECT PROPERTY

NSPER BLVD

W 13TH AVE

 **PLAZA DE SANTA FE RETAIL CENTER**
 **OFFICE BUILDING**
 **KING Soopers**
 **DENVER TOWER CONDO BUILDING**
 **ART DISTRICT LOFTS**

DENVER art MUSEUM

Clyfford Still Museum

 **WEST HIGH SCHOOL**

7 PLAZA DE SANTA FE

ART DISTRICT ON SANTA FE

DENVER, CO 80204

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