

1000

S. COLORADO BLVD.

TWO SUITES AVAILABLE

GLENDAL, CO 80246

**Shames
Makovsky**
REALTY COMPANY

Call Broker for Pricing

Levi Noe 303 565 3038
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FOR LEASE | 2 UNITS



2,336 SF RESTAURANT



1,259 SF RETAIL



1000

S. COLORADO BLVD.

- High Traffic and Highly Visible Location
- Monument Signage Available
- Join Mattress Firm, Pink Berry & Crave Mediterranean Grill
- Class A Center
- National Credit tenants
- Busiest corridor in Denver (58,000+ VPD on Colorado Blvd.)
- Abundant Parking

RESTAURANT

2,336 SF

- Grease trap and hood in-place
- Private patio

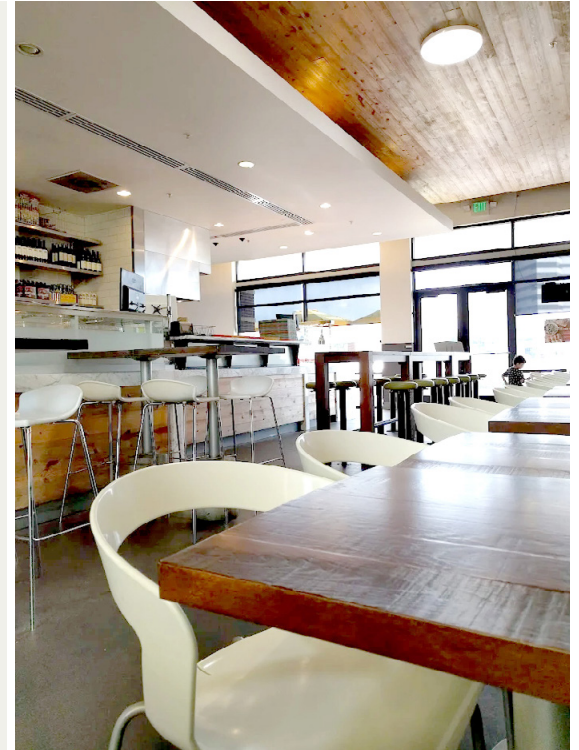
Restaurant Pricing Improvement

First year ramp up incentive:

\$9,500/month gross year 1, then increasing to market rate \$35/SF year 2 and subsequent years.

Landlord to offer a generous TI package to increase type 1 hood size (to 8-10'). Currently, there is a 5-6' type 2 hood with pizza oven and 4-5' Type 1 hood.

Landlord to offer rent concession during the permitting and buildout period.

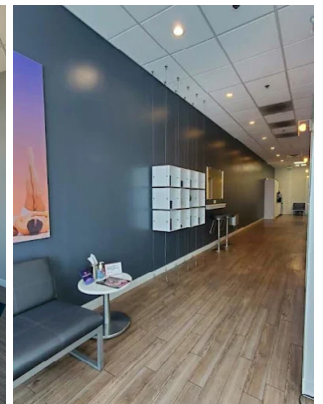
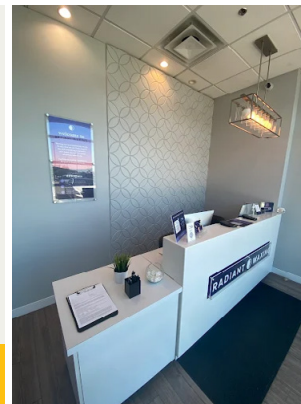


RETAIL

1,259 SF

- Built out as aesthetics
- Operating tenant (Available Q4 2026)

DO NO DISTURB - Call Broker for Pricing



1000 S. COLORADO BLVD.

TWO SUITES AVAILABLE

GLENDALE, CO 80246

1000 S. Colorado Blvd. sits in the heart of Glendale, Colorado. It's a dynamic spot that offers a compelling mix of urban convenience, local flavor, and connectivity. Major anchors nearby include: **Barnes & Noble**, **Whole Foods** and **Home Depot**. The property is centrally located with easy access to **I-25**, **Cherry Creek**, **Downtown Denver** and **Denver Tech Center**. As the most traveled corridor in central Denver/Glendale, Colorado Boulevard naturally brings together an energetic mix of residents, commuters, shoppers, and diners. Whether it's busy lunch spots, steady retail flow, or evening foot traffic heading toward entertainment, there's a constant pulse.



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