

## LAND FOR LEASE

490 Lincoln Street, Denver, CO

**FENCED LOT AVAILABLE**

## BUILDING DETAILS

<b>AVAILABLE</b>	13,600 SF
<b>RENT:</b>	\$4,000 per month
<b>AVAILABLE:</b>	Now
<b>LEASE TERMS:</b>	Flexible



## HIGHLIGHTS

- ▶ Large Fenced Lot
- ▶ Busy Area Near Shops and Restaurants
- ▶ Flexible C-MX-8 Zoning
- ▶ Great Visibility with 22,000+ VPD
- ▶ Options For Space in Adjacent Building



## DESCRIPTION

Unlock the potential of this versatile 13,600 SF fenced lot at the high-visibility corner of 5th and Lincoln near downtown Denver. Perfect for a variety of uses—think storage for vehicles or equipment, or an innovative food truck park! Located on the edge of Denver's vibrant Baker neighborhood and Capitol Hill, the lot offers unbeatable access to nearby shops, restaurants, and coffee spots. If you're an operator with a vision to create something unique, this space is ready to bring your ideas to life. Explore the possibilities at 490 Lincoln!



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LOCATION

