

FORMER BANK SUBLEASE ON UNIVERSITY

2040 S. UNIVERSITY BOULEVARD, DENVER, CO 80210

RARE UNIVERSITY BOULEVARD PROPERTY WITH PARKING



FOR SUBLEASE

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PROPERTY DETAILS

SUBLEASE INFORMATION

Lease Expiration:	11/30/2030
Base Rent:	\$140,000/year (\$13.74/SF)
Annual Escalations:	3.0%
Op Ex:	Tenant to self-maintain, self-insure, and pay taxes
Insurance:	\$18,000/year (\$1.76/SF)
RE Taxes:	\$72,000/year (\$7.06/SF)
Total Monthly Rent:	\$230,000 (\$22.58/SF)

BUILDING SIZE

10,185 SF
Office Space: Approximately 4,000 SF
Warehouse Space: Approximately 6,000 SF

LAND AREA

18,730 SF/0.43 AC

PARKING

20 surface spaces

ZONING

G-MS-5
(General Urban - Main Street 5 Stories
Maximum Height)

PROPERTY HIGHLIGHTS

- Located just north of the 64,000 VPD intersection of University and Evans.
- Full-movement access into the parking lot from University as well as alley access to both Evans and Asbury.
- This stretch of University serves an important role in serving the retail needs of DU's 12,000 students.
- Evans and University are both important arterial corridors with I-25, Santa Fe, and Hampden connectivity.



DEMOGRAPHICS

Year: 2023 | Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	22,313	158,688	479,945
Avg. Household Income	\$151,168	\$139,060	\$122,278
Number of Households	9,450	76,803	228,257

TRAFFIC COUNTS

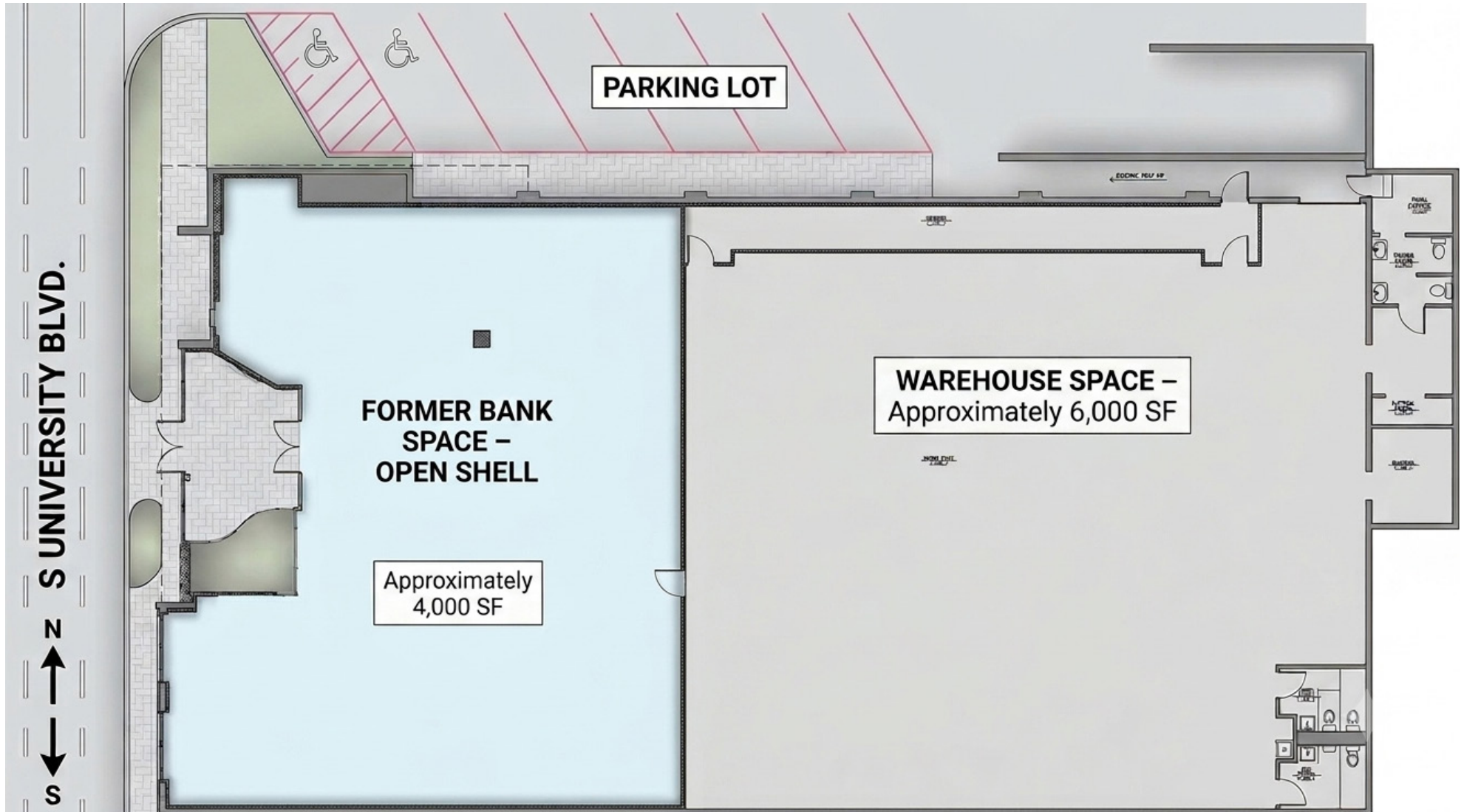
Year: 2024 | Source: ESRI

INTERSECTION	VEHICLES PER DAY
S. University Boulevard & E. Asbury Avenue	35,669 VPD
S. University Boulevard & E. Evans Avenue	37,484 VPD

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FLOOR PLAN



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INTERIOR PHOTOS



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AERIAL



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TRADE AERIAL



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.