

1970 S HOLLY

FOR LEASE



- **ADDRESS:** 1970 S Holly, Denver CO
- **BLDG:** 2,456 SF
- **LAND:** 20,400 SF
- **ZONING:** S-MX-3
- **RENT:** \$23.45/SF NNN (\$4,800/mo)
- **PROPERTY TAXES:** \$7.30/SF
- **TRAFFIC COUNT:** 16,832 CPD

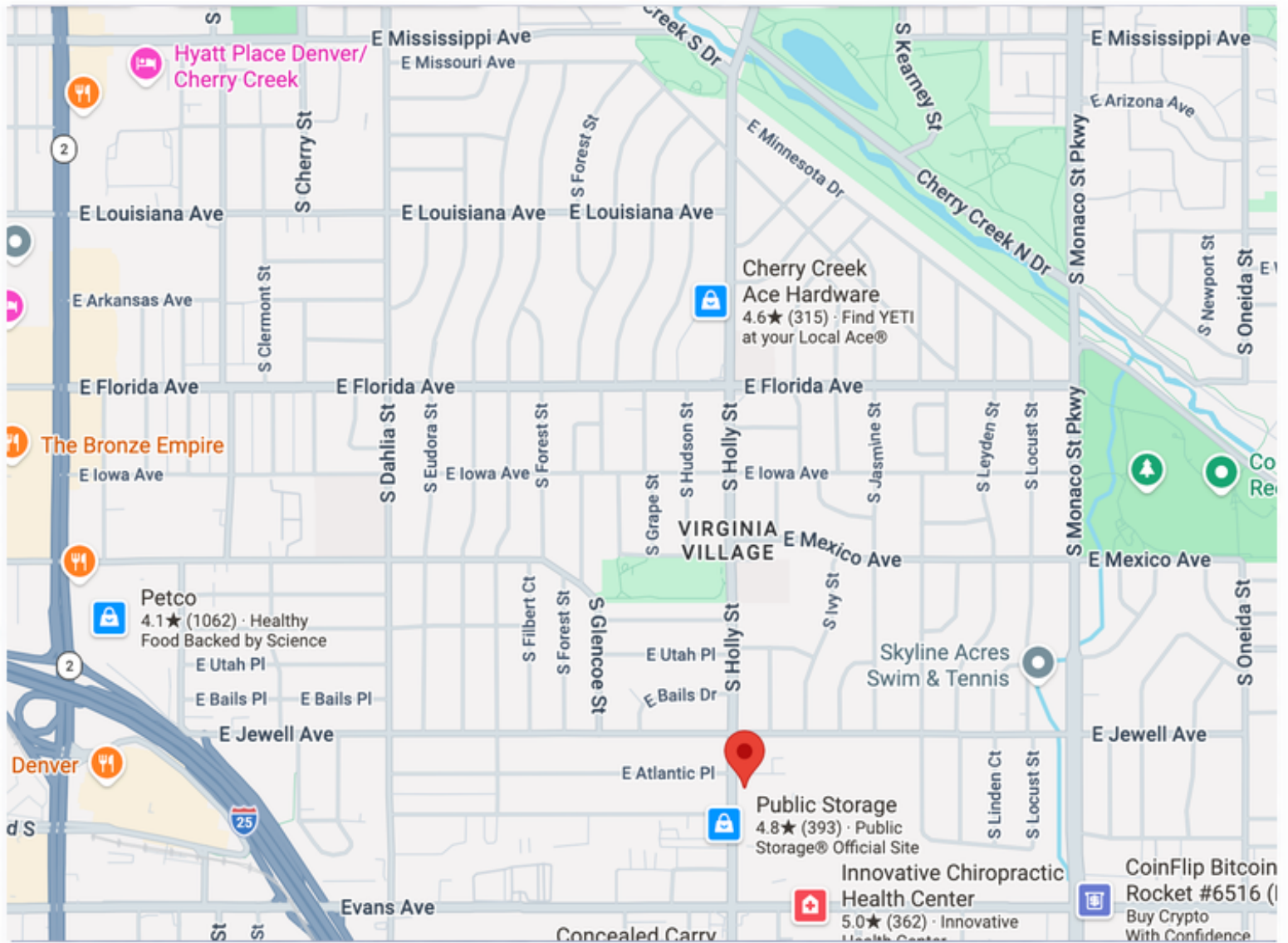
Prime freestanding retail opportunity in a high-traffic Southeast Denver location. The 2,456 SF building sits on a 20,400 SF lot and offers strong visibility, excellent access, and ample parking. Positioned within a dense residential and commercial corridor, the property benefits from consistent neighborhood and commuter traffic. Ideal for a variety of uses including restaurant, cafe, retail and service-oriented businesses.

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LOCATION



AMPLE PARKING & ACCESS



SPACIOUS OPEN INTERIOR



1970 S HOLLY POTENTIAL

*Information contained herein is from sources deemed reliable but not guaranteed.
Prospective tenants are advised to verify all information.*