



FREE STANDING AUTOMOTIVE BLDG
S SANTA FE FRONTAGE

1600 S SANTA FE DR

DENVER, CO 80223

Property Summary

- Well located free standing automotive/vehicle building with tremendous exposure and versatility.
- Sits on SE corner of Santa Fe & Iowa.
- Floor drains with sand trap interceptor.
- 4/5-Bay Service Facility (Drive-Thru), small fenced yard area, large shop area, good parking capacity.
- Strong Access to I-25, Santa Fe, and Broadway – central location for both customers and employees
- New TPO Roof in 2025
* CMU Construction + Functional Layout
- Adjacent to a high-traffic gas/convenience store

Property Features

Lease Rate	<u>\$18/SF NNN</u>	\$20/SF NNN
Est. NNN	\$5.50/SF	
Property Type	Automotive / Retail	
Building SF	4,638 SF	
Bays / Drive In Doors	Four (4) / Two (2) Drive Thru Bays	
Lot Size	15,572 SF / 0.36 Acres	
Taxes	\$18,982.70	
Zoning	E-CC-3	
County	Denver	
YOC	1960	

For more information:

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Earl Duffy

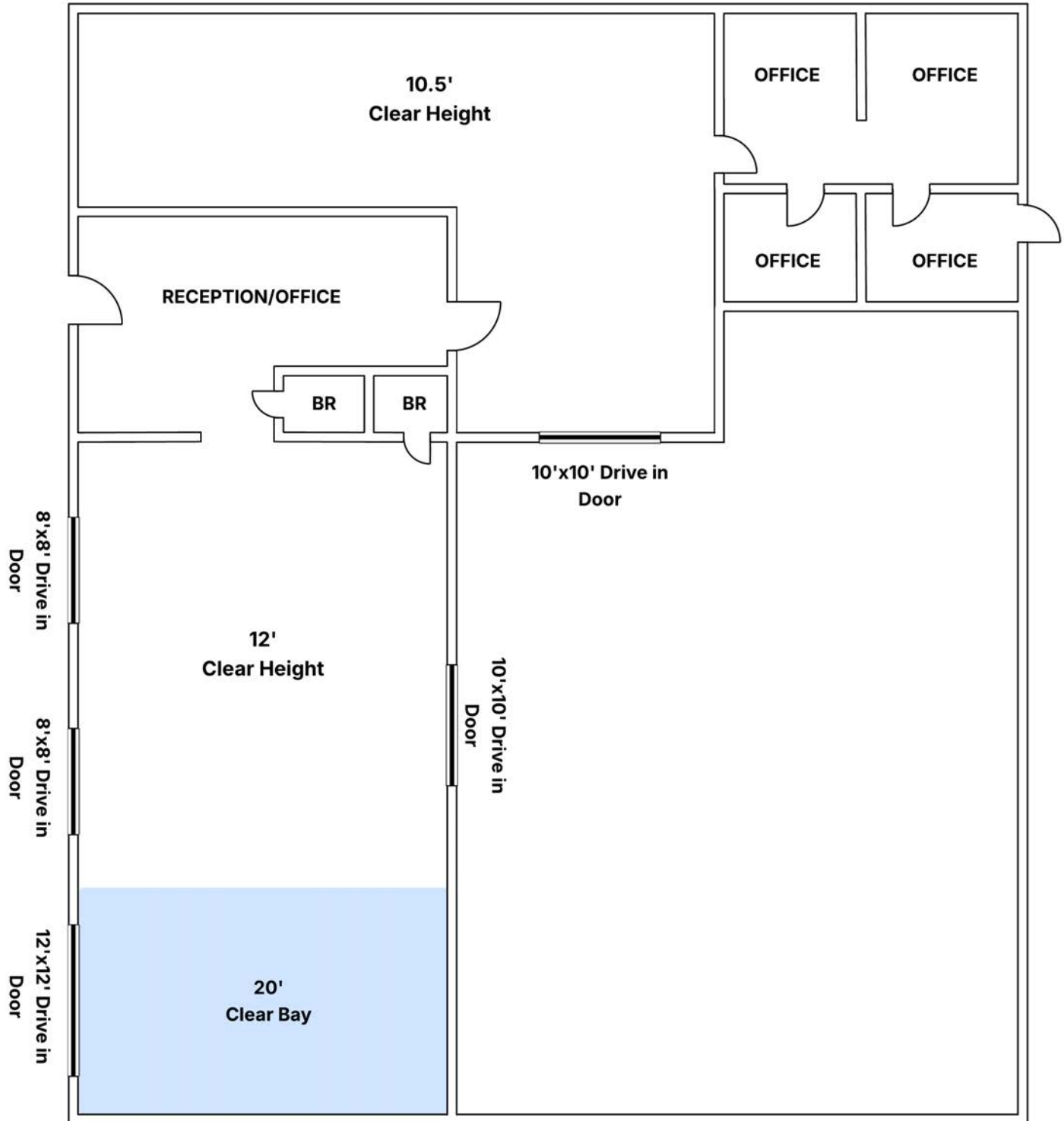
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FLOORPLAN



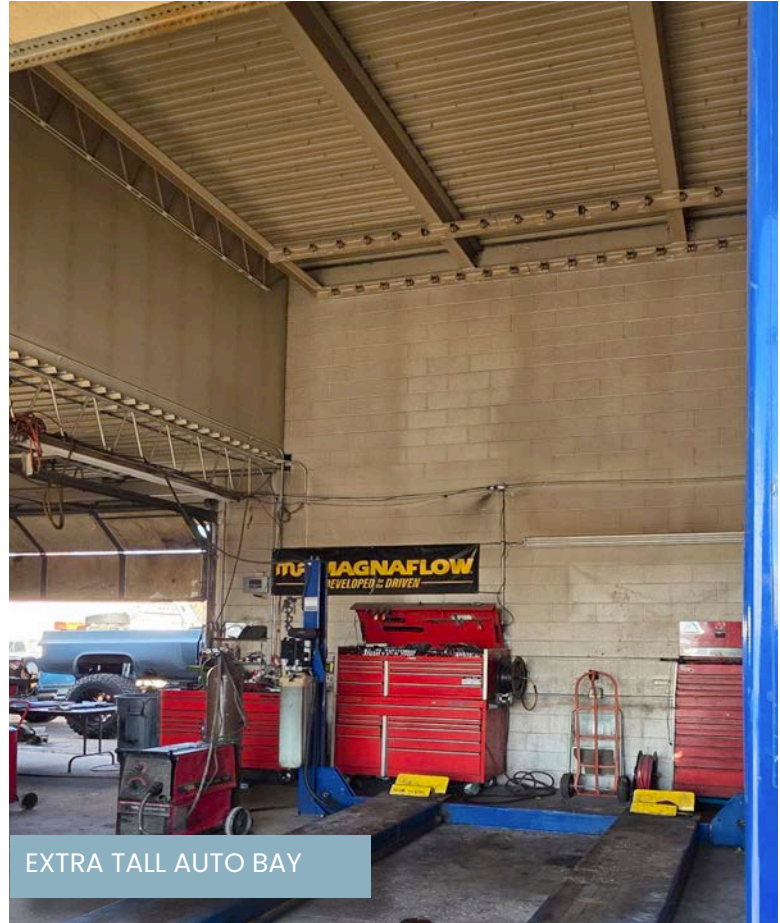
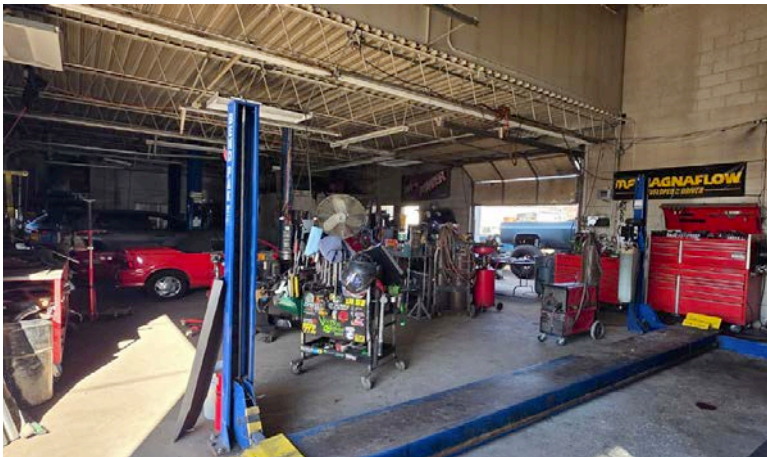
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	701	3,827	15,782
Average Age	31.2	34.7	36.1
Average Age (Male)	34.2	36.3	37.1
Average Age (Female)	30.1	33.7	35.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	352	1,901	7,489
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$121,427	\$149,874	\$154,881
Average House Value	\$641,193	\$736,162	\$799,826
2023 American Community Survey (ACS)			



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