

8400-8450 E ILIFF AVENUE

DENVER, COLORADO



RETAIL SPACE FOR LEASE

LEASE RATE: \$12.00 - \$17.00/SF NNN
Location: 8400 - 8450 East Iliff Avenue
Denver, CO
Availability: 700 - 4,141 SF
Term: 3 - 10 years
Parking: 80 free surface spaces

PROPERTY HIGHLIGHTS

- Join Gymboree, Play & Music and Subway
- Newly renovated retail center
- Endcap with drive-thru available
- Located next to Cherry Creek Country Club
- Great visibility and high traffic



For more information, please contact:

John Fairbairn
T 303.226.4764
john@denverofficespace.com

1873 S. Bellaire Street . Suite 1200 . Denver, CO 80222 www.denverofficespace.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

8400-8450 E ILIFF AVENUE

DENVER, COLORADO

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,468	77,528	159,260
Households	9,670	40,235	80,451
Average Household Income	\$95,749	\$76,658	\$72,860

Source: AnySite Online

TRAFFIC COUNTS

E Iliff Avenue & Dayton Street: 39,928 vehicles per day

Source: CDOT, 2009



For more information, please contact:

John Fairbairn
 T 303.226.4764
 john@denverofficespace.com



1873 S. Bellaire Street . Suite 1200 . Denver, CO 80222 www.denverofficespace.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.