

Great neighborhood location in North Metro Area.

Two story mixed use development; great for office, retail, and serviced related concepts.

Located off of I-70

5253-5295 W. 48TH AVENUE

5253 WEST 48TH AVENUE

Asking rate is \$12.00 to \$15.00/psf, plus nets.

Nets are estimated to be \$6.75/psf.

Great infill neighborhood location!

Below market rents for the trade area!

Great incubator space for retail, office, or service related industry.



MANNY CERECERES
Principal/Owner
(720) 220-5034
manny@retro-commercial.com
EI40033453, Colorado

PROPERTY SUMMARY

5253-5295 W. 48th Avenue
5253 West 48th Avenue | Denver, CO 80212



Property Summary

Building SF:	13,862
Lease Rate:	12.00 - 16.00
Lot Size:	19,959 SF
Parking Ratio:	4:1000
Parking:	25
Price:	\$12.00 - \$15.00 /PSF.
Year Built:	1969
Zoning:	E-CC-3X

Property Overview

Neighborhood location with great visibility to I-70 with over 180,000 vehicles per day. Great market rents for the area, proforma in the low to mid-teens. Agree lease rates for a neighborhood mall. Great incubator retail, office, and service related industries.

Location Overview

Located in the Denver north metro area. Great access and visibility to I-70 and Sheridan corridor!



BUSINESS MAP

5253-5295 W. 48th Avenue
5253 West 48th Avenue | Denver, CO 80212



Harlan services/Shell/ Harlan Automotive

Grammy's Goodies

El Paraiso Mexican Restaurant

POPEYES Popeyes

7-ELEVEN 7-Eleven

Lakeside Pizza

CIRCLE K Circle K

PROPERTY PHOTOS

5253-5295 W. 48th Avenue
5253 West 48th Avenue | Denver, CO 80212

