

SHOPPING CENTER FOR LEASE

STRIP RETAIL

7520-7540 EAST COLFAX AVENUE , DENVER, CO 80220-1949



AVAILABLE SPACES

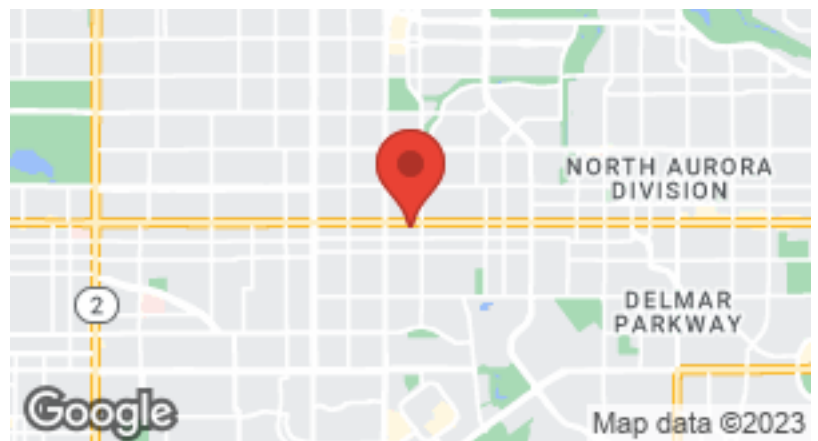
Suite	Rate	Size	Type
7530	\$1,647 /mo	1,098	NNN
7520	\$4,557 /mo	2,734	NNN

OFFERING SUMMARY

BUILDING SF:	5,692
LEASE RATE:	\$20.00/psf
LOT SIZE:	0.28 Acres
PARKING RATIO:	3:1,000
PARKING:	On Site
NET EXPENSES:	\$9.46
YEAR BUILT:	1969
ZONING:	E-MS-3

Property Overview

Well maintained neighborhood center with awesome visibility to East Colfax Avenue, located with prime visibility on the building to the corridor. The end-cap has immense window frontage and natural lighting. The in-line unit is a former hair salon that would be a great salon, esthetician eyebrow, hair, botox concept, or it could be converted to an insurance office, cell phone retailer or a mini convenience store.



MANNY CERECERES

Principal/Owner
office: (303) 427-0303
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strip retail

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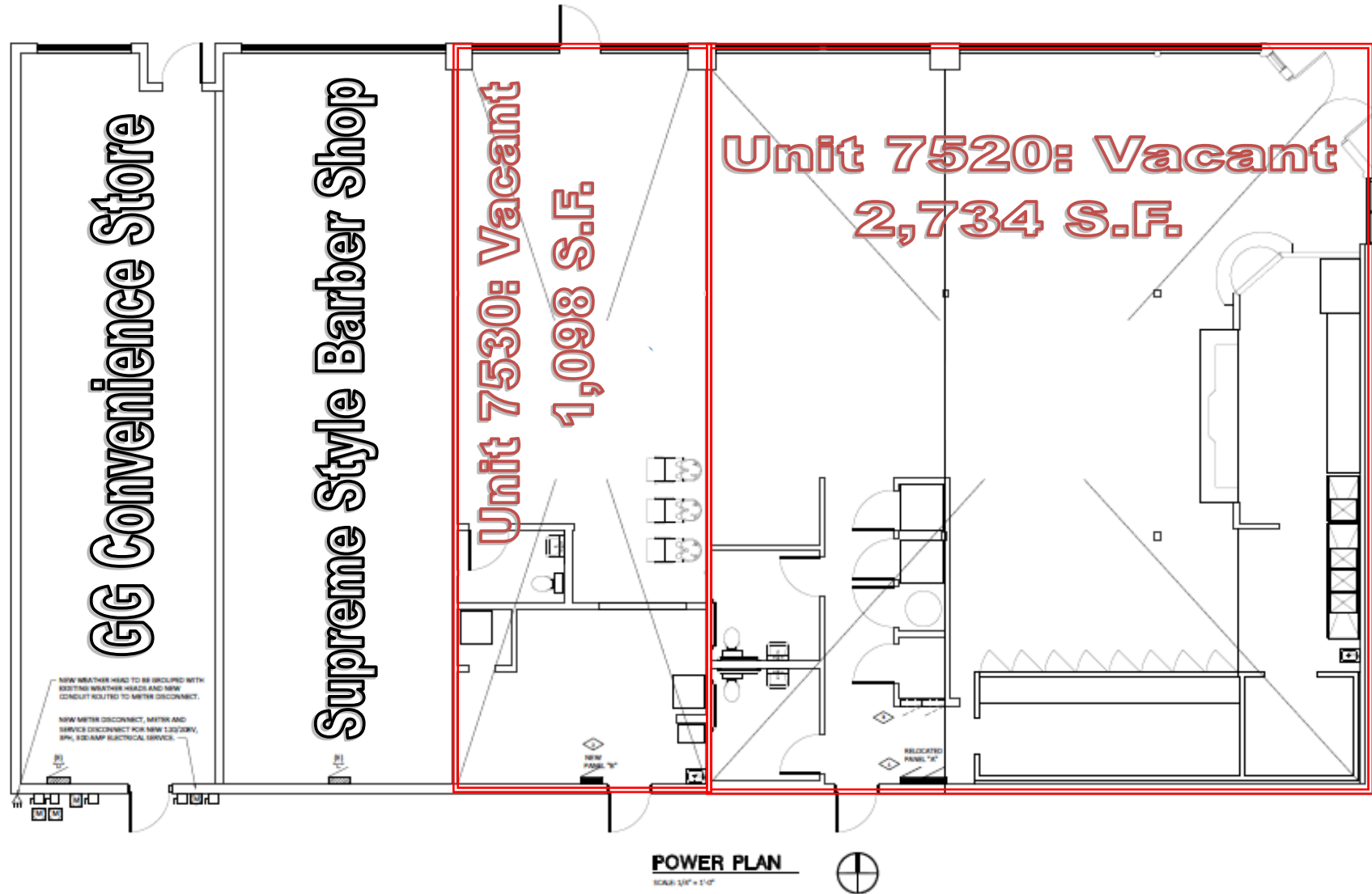


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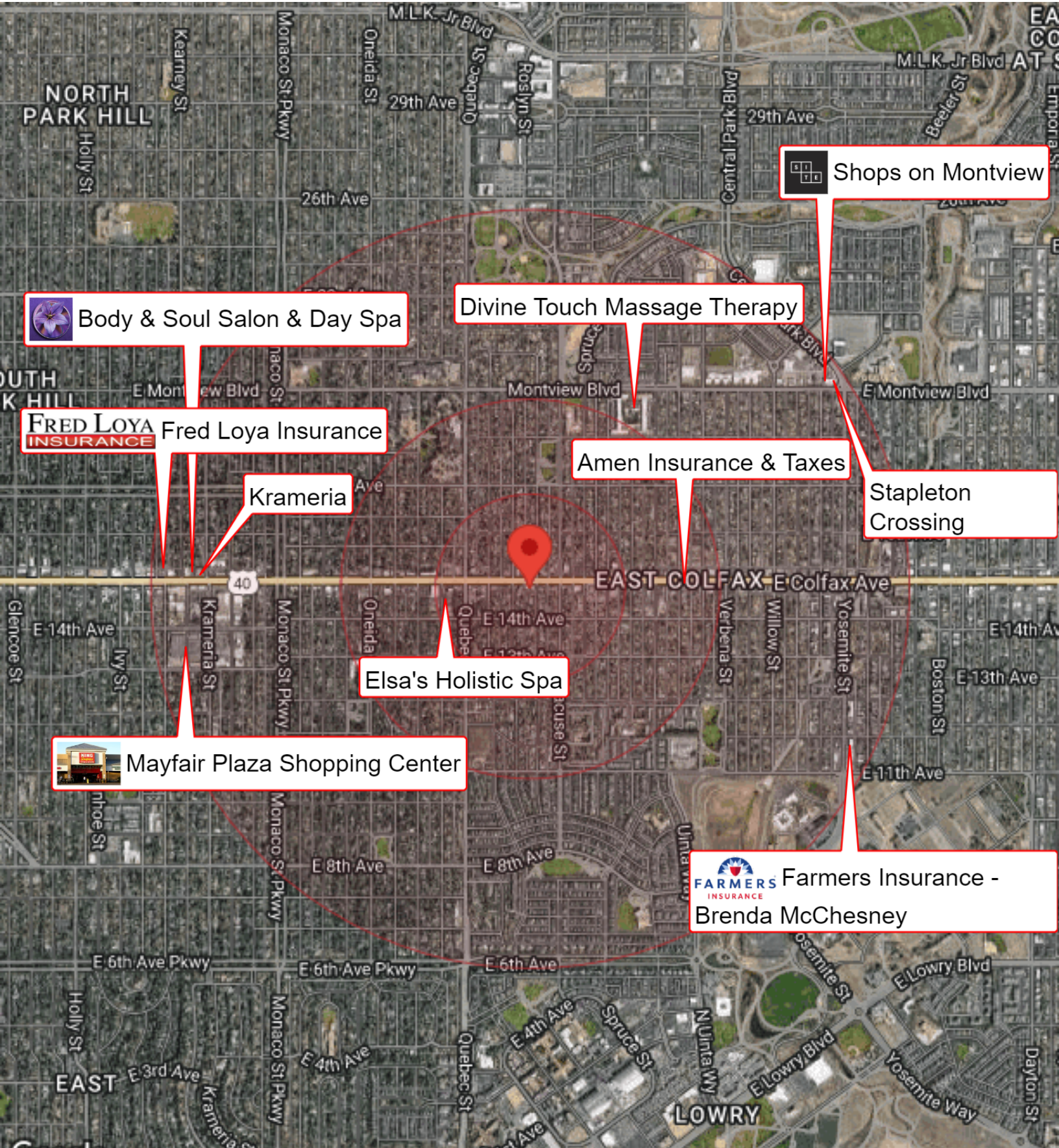
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 Shops on Montview

 Body & Soul Salon & Day Spa

Divine Touch Massage Therapy


 Fred Loya Insurance


Krameria

Amen Insurance & Taxes

Stapleton Crossing

Elsa's Holistic Spa

 Mayfair Plaza Shopping Center

 Farmers Insurance -
Brenda McChesney

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	9,378	73,766	225,646	Median	\$47,777	\$43,421	\$41,531
Female	9,449	78,192	223,730	< \$15,000	1,220	11,995	37,479
Total Population	18,827	151,958	449,376	\$15,000-\$24,999	1,107	8,418	25,398
				\$25,000-\$34,999	890	7,018	23,785
Age				\$35,000-\$49,999	1,153	9,037	29,671
Ages 0-14	3,927	31,750	88,602	\$50,000-\$74,999	1,399	9,451	30,932
Ages 15-24	2,070	17,378	47,497	\$75,000-\$99,999	767	5,933	18,234
Ages 55-64	2,423	18,046	53,290	\$10,000-\$149,999	752	6,248	18,825
Ages 65+	2,053	23,211	63,734	\$150,000-\$199,999	343	3,071	7,350
				> \$200,000	323	4,496	10,091
Race				Housing			
White	11,450	101,187	302,575	Total Units	9,187	74,542	226,680
Black	3,384	22,095	61,377	Occupied	8,557	67,954	208,059
Am In/AK Nat	51	386	1,599	Owner Occupied	4,324	34,335	91,980
Hawaiian	N/A	55	178	Renter Occupied	4,233	33,619	116,079
Hispanic	4,041	43,567	130,635	Vacant	630	6,588	18,621
Multi-Racial	5,146	48,700	145,734				

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.