GROUND LEASE - BUILD TO SUIT

3899 Peoria Way, Denver, CO 80239

FOR LEASE

PROPERTY DESCRIPTION

Portion of former Wendy's site

PROPERTY HIGHLIGHTS

- Zoned I-A, UO-2 - possible uses include Auto related businesses, QSR, coffee/donuts, financial - contact Broker for more information on allowed uses
- Great exposure, easy access, and visibility to/from Peoria St. & I-70
- Traffic surrounds this site 24/7
- Existing water, electric, sewer, gas, fiber optic and, telephone in place in street adjacent to the property

OFFERING SUMMARY

Lot Size: 13,678 SF

Price: $4.75/SF/YR WITHOUT IMPROVEMENTS

OR: $8.00/SF/YR WITH A $850,000.00 CAP.IMP. BUDGET

CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

GROUND LEASE - BUILD TO SUIT

3899 Peoria Way, Denver, CO 80239

FOR LEASE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Total Population	9,312	140,415	302,817
2023 Average Household Income	$69,810	$94,046	$92,558
Businesses	873	9,399	15,896
Employees	11,246	66,888	140,054

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT	
I- 70 E. of Havana St.	216,000/vpd provided by CDOT
I-70 W of I-225	188,000/vpd provided by CDOT
Peoria St. W of E. 40th Ave.	39,889/vpd

CHARLES NUSBAUM
303.454.5420
cnusbaum@antonoff.com

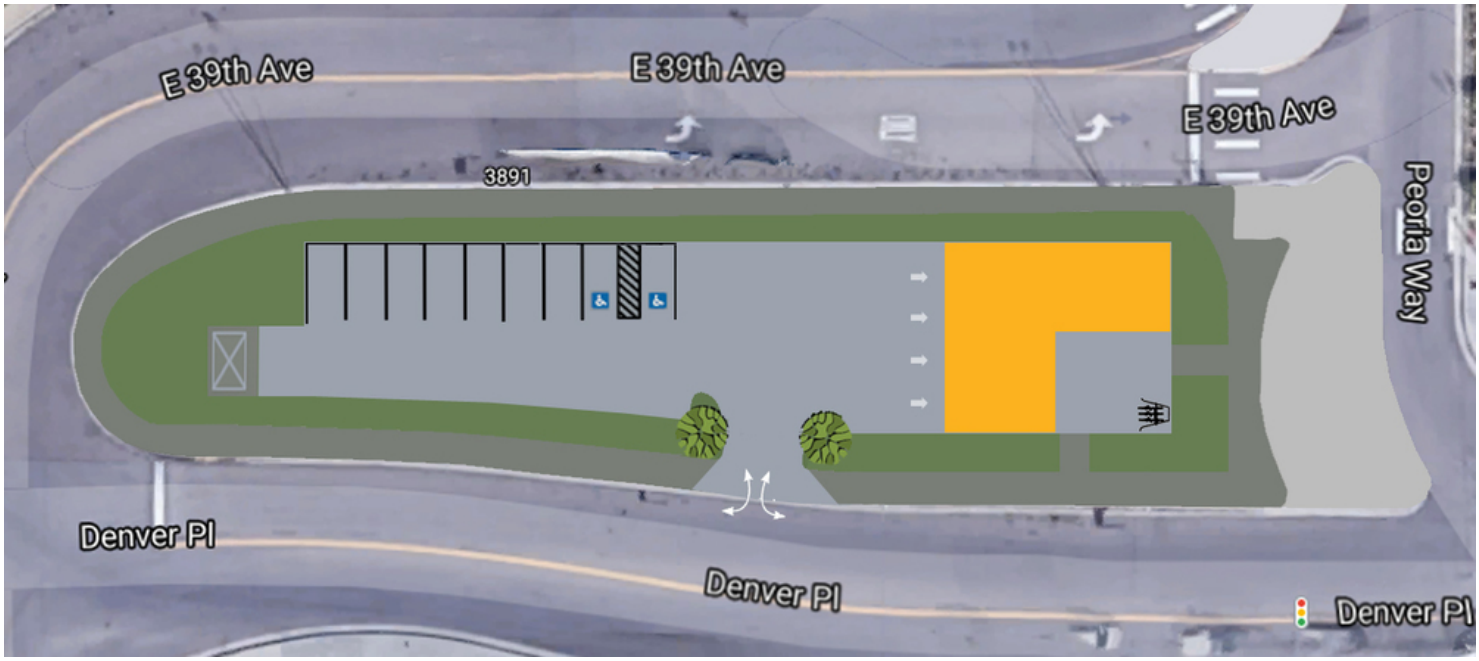
ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

GROUND LEASE - BUILD TO SUIT

3899 Peoria Way, Denver, CO 80239

FOR LEASE



CHARLES NUSBAUM
303.454.5420
cnusbaum@antonoff.com

ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.