Park Place Shopping Center

2420 S Colorado Blvd, Denver, CO 80222



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PROPERTY INFORMATION

Building Size: 10,018± SF

Lot Size: 29.034± SF

Total Units: 7

YOC: 1968

Zoning: S-CC-5X (Denver)

Parking Spaces: 36

Space Available: 1,497± SF

PROPERTY SUMMARY

The Park Place Shopping Center offers tremendous visibility on South Colorado Blvd, just south of Iliff Avenue. Current tenants include: Baghdad Restaurant, Syrian Sweets, Kiki's Sushi, Pillar of Strength Pilates, Timothy D's Salon and Taste of Philly. Offers 36 parking spaces. NNN's estimated at \$11.00/sf.

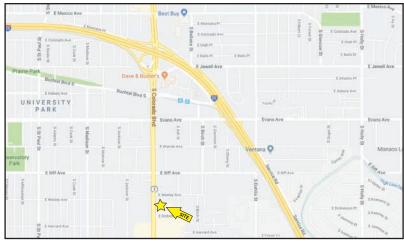
Great SE Denver location on busy S. Colorado Blvd. about halfway between E. Yale Ave. & E. Evans Ave.

Lease Rate: \$17.00/SF plus \$11.00/SF of NNN

Fuller Real Estate (303) 534-4822 www.FullerRE.com

Brokerage Disclosure to Tenant Andrew Dodgen (720) 287-5412 direct (720) 670-0377 mobile ADodgen@FullerRE.com 5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021





DEMOGRAPHICS		l Mile	3 Miles	5 Miles
	Population	16,478	160,346	444,579
	Households	7,520	74,612	210,980
(\$)	Median HH Income	\$82,866	\$84,526	\$77,850
	Median Age	39.30	37.70	37.50
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40,991 vpd (2022) - Colorado Blvd. @ E Illiff Ave.

Source: CoStar 2024

Floorplan provided as a visual representation only and is not considered to scale.

Back
Door

Front
Door

Traffic