

Boardwalk Shopping Center

2401 S Colorado Blvd, Denver, CO 80222

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PROPERTY INFORMATION

Building Size:	7,799± SF
Unit A Available:	1,290± SF
YOC:	1987
Zoning:	PUD (Denver)
Parking Spaces:	33

PROPERTY SUMMARY

Suite A is a 1,290 SF space in The Boardwalk Shopping Center. It offers tremendous visibility on South Colorado Blvd, just south of Iliff Avenue. Current tenants include: Cakes by Karen, Fred Loya Insurance, Daddy Danks Smoke Shop, Massage, and Magic Nails & Spa. Space on the monument sign is available.

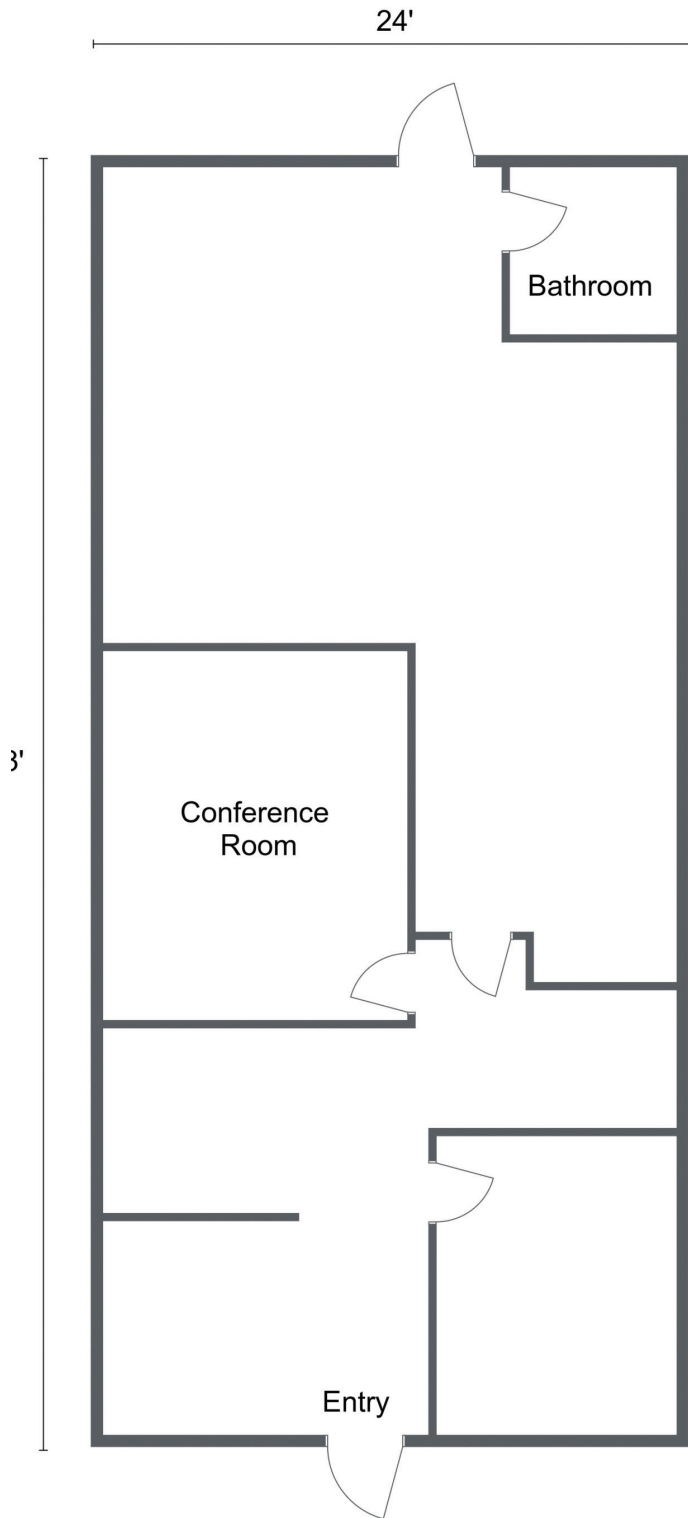
Great SE Denver location on busy S. Colorado Blvd. about halfway between E. Yale Ave. & E. Evans Ave.

Lease Rate:
\$15.00/SF plus \$11.00/SF of NNN

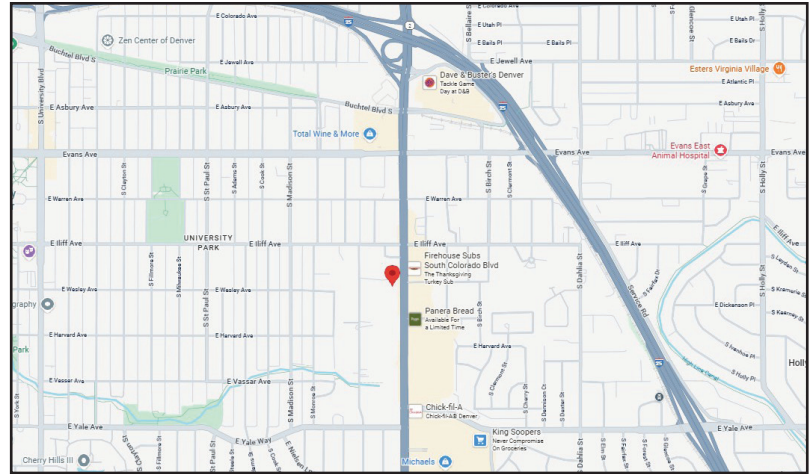
Fuller Real Estate
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**Brokerage Disclosure
to Tenant**

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



DEMOGRAPHICS	1 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
 Traffic	40,991 vpd (2022) - Colorado Blvd. @ E Imliff Ave.		

Source: CoStar 2024