

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

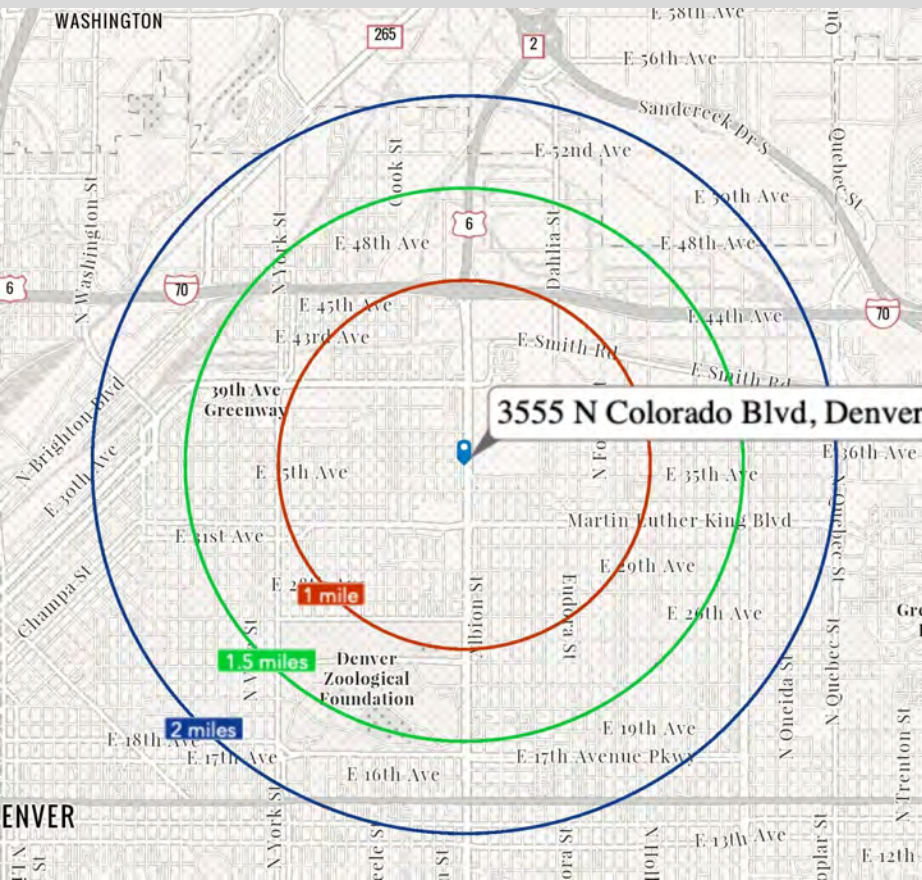
Denver, CO

Walgreens #15434

± 13.4K SF + DT | \$195,000/yr, MG | Mar '34

3555 N Colorado Blvd





Property Overview

- ✦ **Rent.** \$195,000/yr, Modified Gross *(inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 03/31/34
- ✦ **Walgreens Premises.** ±13,422 SF + drive-thru
- ✦ **Signage.** Pylon with electronic reader + building
- ✦ **Signalized Intersection.** NWC of Colorado Blvd (±52K VPD) and E35th Ave (±3.4K VPD)
- ✦ **Access.** RI/RO on E35th Ave on E Colfax Ave; RI/RO on Colorado Blvd
- ✦ **Parking.** ±45 spaces
- ✦ **Year Built.** 2013
- ✦ **Zoning.** Urban Mixed (U-MX-3), Denver – Permitted Uses
- ✦ **Parcel ID number.** 2251-19-013-000 - [Parcel Info](#)
- ✦ **Prohibited Uses.** Pharmacy

Location Overview

- ✦ **Convenient Location.**
 - ✦ ±1 mile south of RTD 40 & Colorado Station
 - ✦ ±1 mile south of I-70
 - ✦ ±3 miles east of downtown Denver
- ✦ **Former Park Hill Golf Club.** Across from site, the 155-acre former club will become the City of Denver's 4th largest park
- ✦ **Corner at Signalized Intersection.** ±55K VPD at intersection
- ✦ **Strong Demographics.** ±60K w/in 2-miles and avg HH incomes >\$135K.

'25 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	16,189	32,792	58,641
Households	6,598	12,692	24,752
Avg. HH Inc.	\$112,935	\$129,986	\$136,184
Colorado Blvd – Daily Traffic Count Estimate			52,000 VPD
E 35th Ave – Daily Traffic Count Estimate			3,425 VPD

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E 35th Ave – 3,424 VPD

N Colorado Blvd – 52,000 VPD



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N Colorado Blvd – 52,000 VPD

Former Park Hill Golf Club – future city park

E 35th Ave – 3,424 VPD



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Former Park
Hill Golf Club –
future city park



E 35th Ave – 3,424 VPD

N Colorado Blvd – 52,000 VPD



Drive-Thru

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Downtown
Denver

E 35th Ave - 3,424 VPD



N Colorado Blvd - 52,000 VPD

Former Park
Hill Golf Club -
future city park

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Drive-Thru

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N Colorado Blvd – 52,000 VPD

E 35th Ave – 3,424 VPD

Drive-Thru

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SUB-LEASE TERMS

SUGGESTED RENT*

\$195,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

3/31/34 *(Co-terminus with master lease)*

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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