

SUB-LEASE OPPORTUNITY



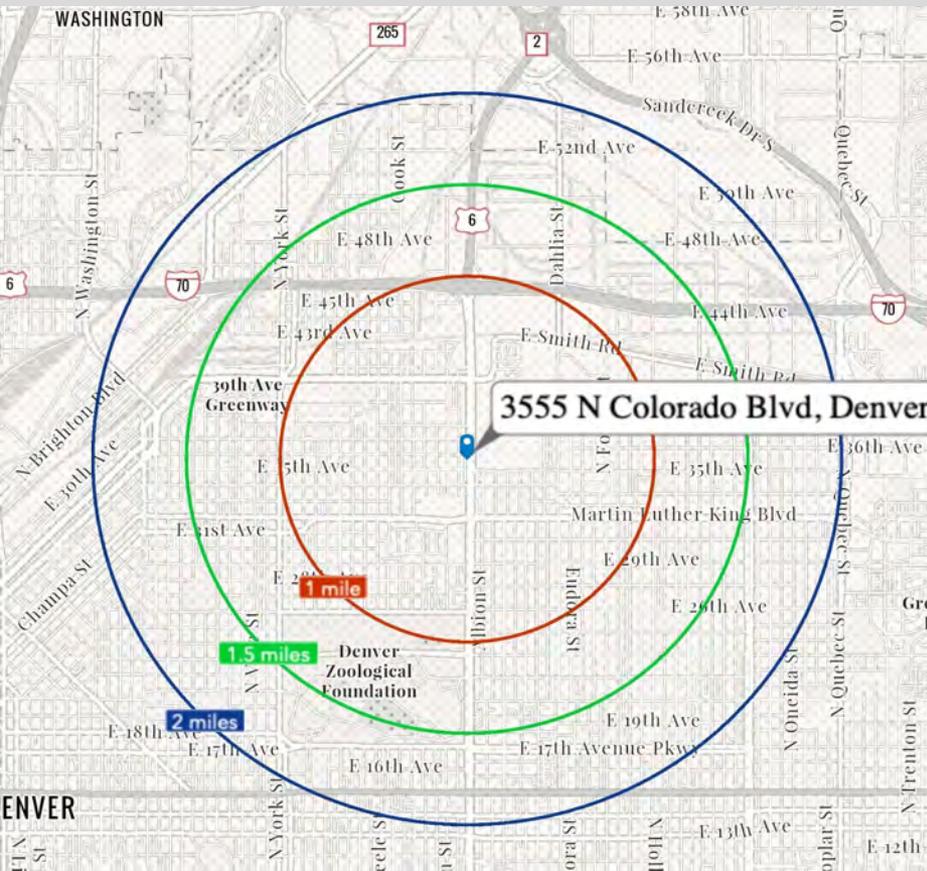
Denver, CO

Walgreens #15434

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

3555 N Colorado Blvd





| '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 |

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.



E 35th Ave – 3,424 VPD

N Colorado Blvd – 52,000 VPD



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



Former Park Hill Golf Club - future city park



N Colorado Blvd - 52,000 VPD

E 35th Ave - 3,424 VPD



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Former Park Hill Golf Club – future city park



N Colorado Blvd – 52,000 VPD

E 35th Ave – 3,424 VPD



Drive-Thru

SUBLEASE OPPORTUNITY





Downtown
Denver



E 35th Ave - 3,424 VPD



N Colorado Blvd - 52,000 VPD



Former Park
Hill Golf Club -
future city park

SUBLEASE OPPORTUNITY



Denver, CO

3555 N Colorado Blvd



Former Park Hill Golf Club – future City Park

N Colorado Blvd – 52,000 VPD

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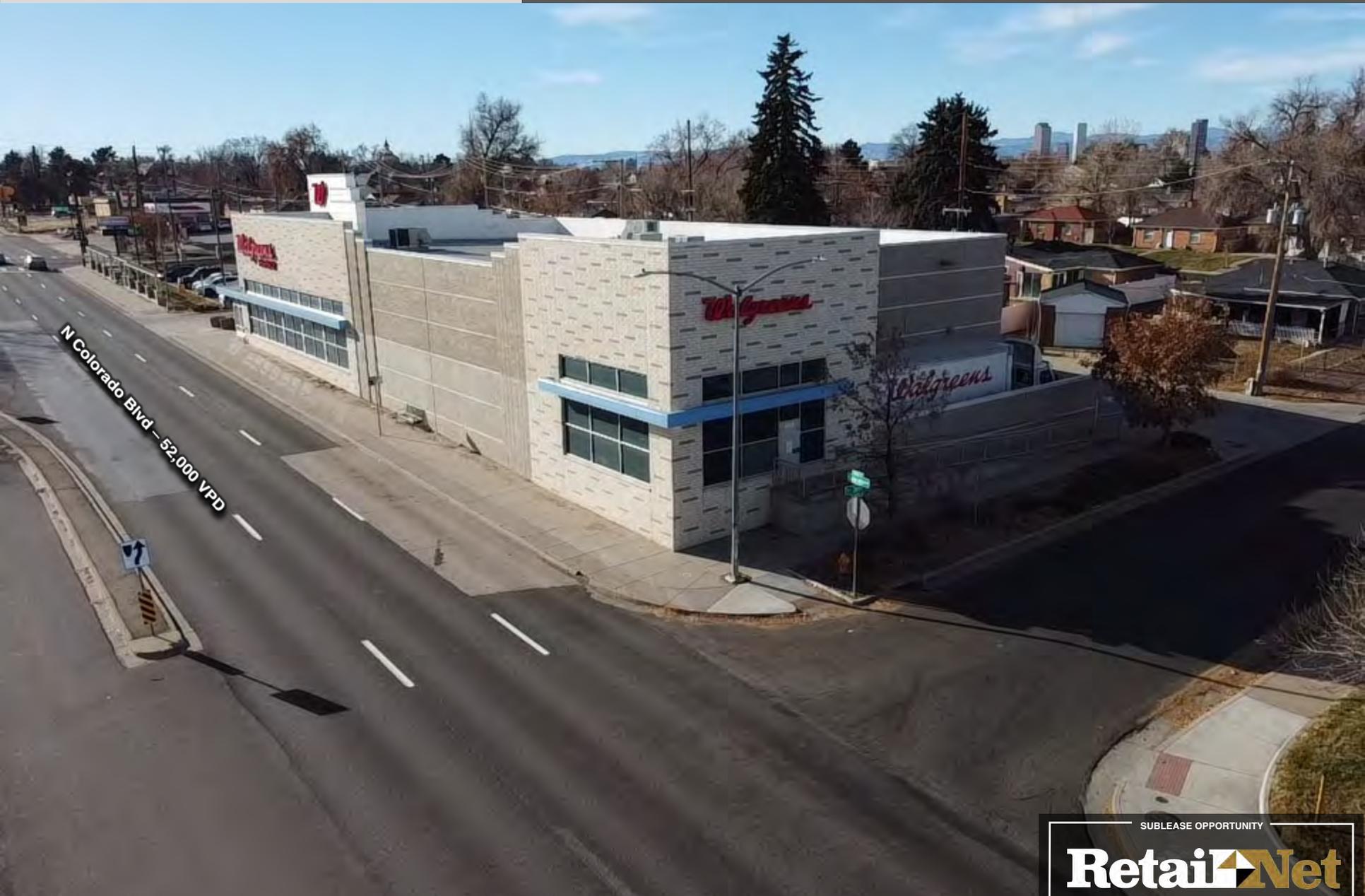
N Colorado Blvd – 52,000 VPD

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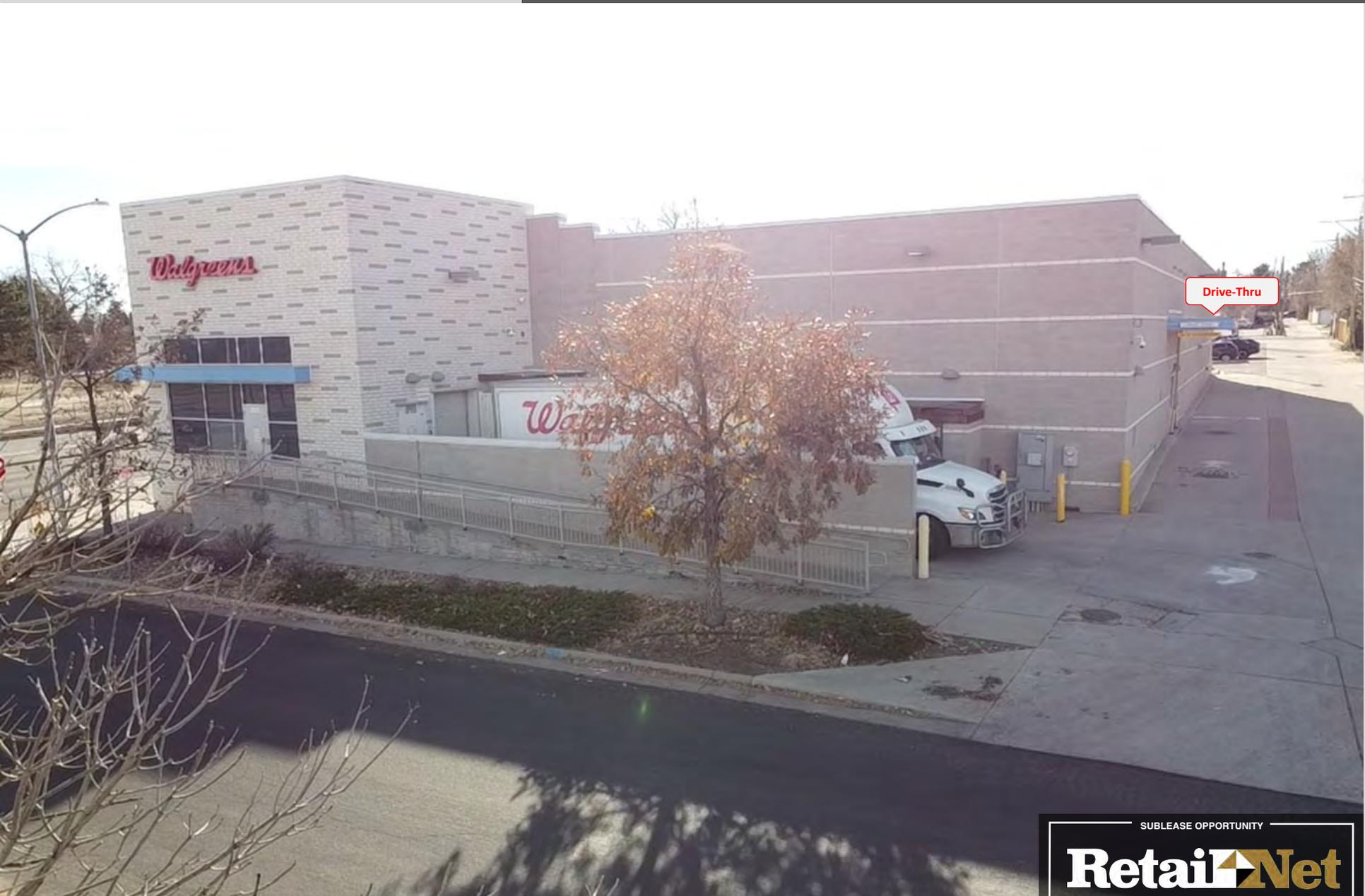


N Colorado Blvd - 52,000 VPD

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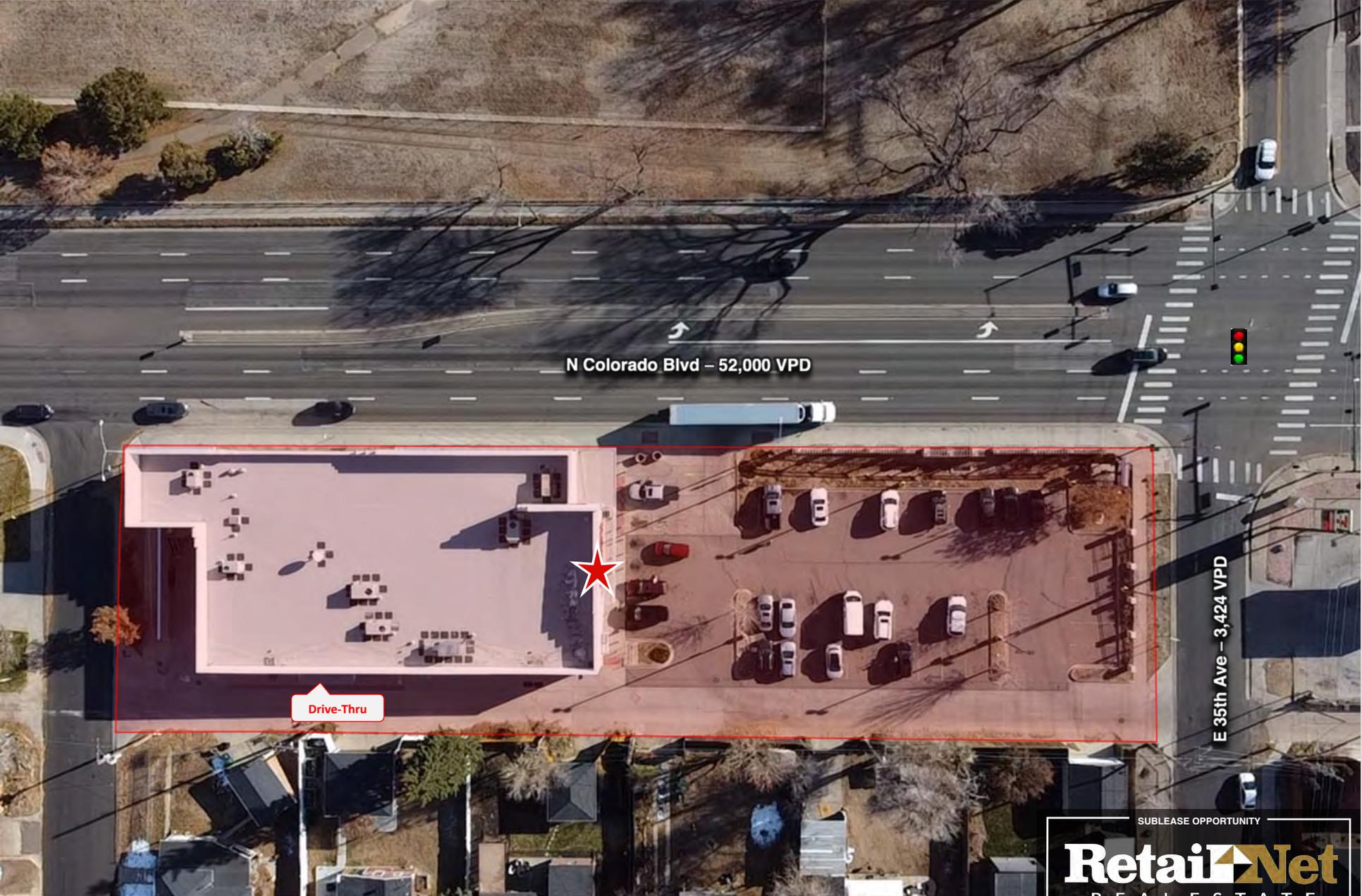
Drive-Thru

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3555 N Colorado Blvd



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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