

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

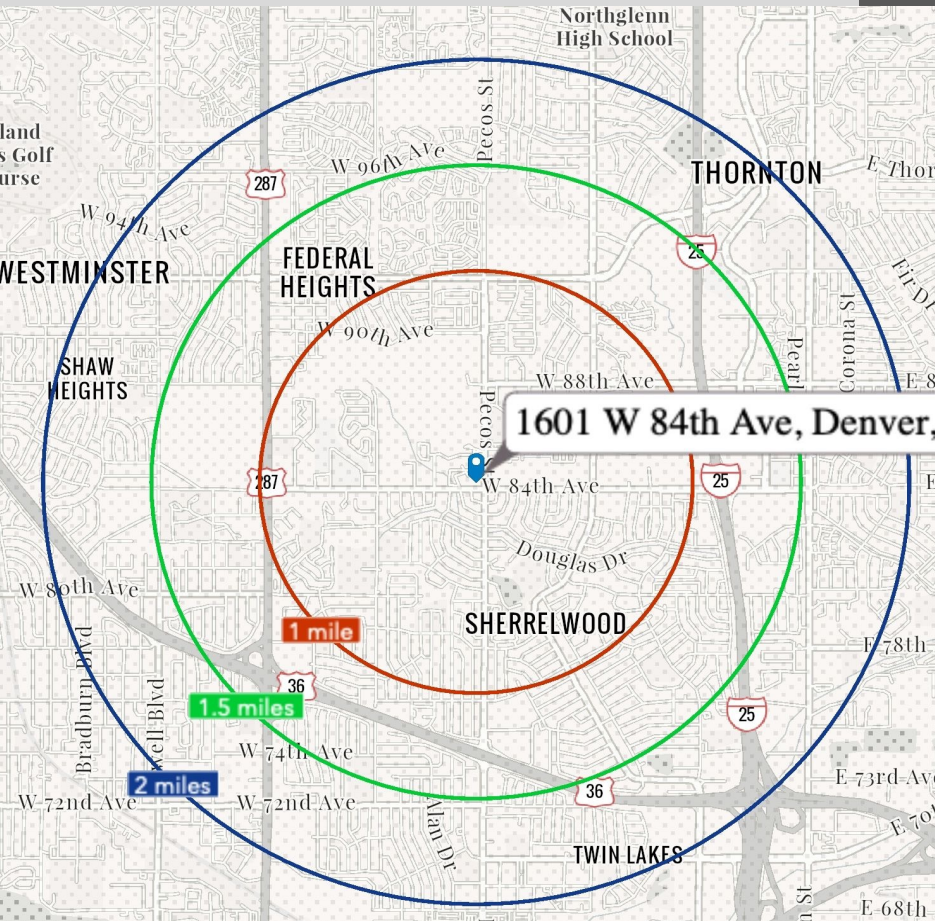
FEDERAL HEIGHTS, CO

Former *Walgreens* #4667

± 13.9K SF + DT | \$185,000/yr, MG | Sep '34

1601 W 84th Ave





Property Overview

- ✦ **Rent.** \$185,000/yr, MG* (inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 9/30/34
- ✦ **Walgreens Premises.** ±13,905 SF + Drive thru
- ✦ **Signage.** Monument w/ electronic reader + building
- ✦ **Signalized Intersection.** NWC of Pecos St (±16K VPD) and W 84th Ave (± 21K VPD)
- ✦ **Access.** RI/RO on Pecos St; FI/FO on W 84th Ave
- ✦ **Parking.** ±73 spaces
- ✦ **Year Built.** 1999
- ✦ **Zoning.** C-1, Federal Heights – [Permitted Uses](#)
- ✦ **Parcel ID.** 0171928205024 - [Parcel Info Link](#)
- ✦ **Prohibited Uses.** Pharmacy

Location Overview

- ✦ Neighborhood retail intersection in Federal Heights, ±10 miles north of downtown Denver
- ✦ Strong population density (±82K w/in 2 miles) and ±37K VPD at intersection
- ✦ Business at intersection include King Soopers, Dollar General, Risas Dental & CubeSmart
- ✦ Convenient Location
 - ✦ ± 1 mile to I-25
 - ✦ ± 1.25 miles to US 36

'25 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	23,302	50,679	85,353
Households	8,290	17,840	29,486
Avg. HH Inc.	\$72,844	\$77,077	\$82,031
Pecos St. – Daily Traffic Count Estimate			16,161 VPD
W 84th Ave – Daily Traffic Count Estimate			21,561 VPD





N Pecos St. – 16,161 VPD

W 84th Ave – 21,574 VPD



Sherrelwood Park



W 84th Ave – 21,574 VPD

N Pecos St. – 16,161 VPD





DOLLAR GENERAL

CUBESMART
self storage

KING
Soopers

metro
by T-Mobile

N Pecos St. – 16,161 VPD

W 84th Ave – 21,574 VPD

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W 84th Ave – 21,574 VPD

N Pecos St. – 16,161 VPD

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SUB-LEASE TERMS

SUGGESTED RENT*

\$185,000/yr
(inclusive of RET; R&M, insurance, utilities separate)

TERM

9/30/34 *(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

MARK HOLLENBECK, CCIM

844.RNRE.111 📧 mark@retailnetrealestate.com

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