

GROUND LEASE - BUILD TO SUIT

3899 Peoria Way, Denver, CO 80239

FOR LEASE



PROPERTY DESCRIPTION

Portion of former Wendy's site

PROPERTY HIGHLIGHTS

- Zoned I-A, UO-2 - possible uses include Auto related businesses, QSR, coffee/donuts, financial - contact Broker for more information on allowed uses
- Great exposure, easy access, and visibility to/from Peoria St. & I-70
- Traffic surrounds this site 24/7
- Existing water, electric, sewer, gas, fiber optic and, telephone in place in street adjacent to the property

OFFERING SUMMARY

Lot Size: 13,678 SF

Price: \$4.75/SF/YR WITHOUT IMPROVEMENTS

OR: \$8.00/SF/YR WITH A \$850,000.00 CAP.IMP. BUDGET



CHARLES NUSBAUM

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ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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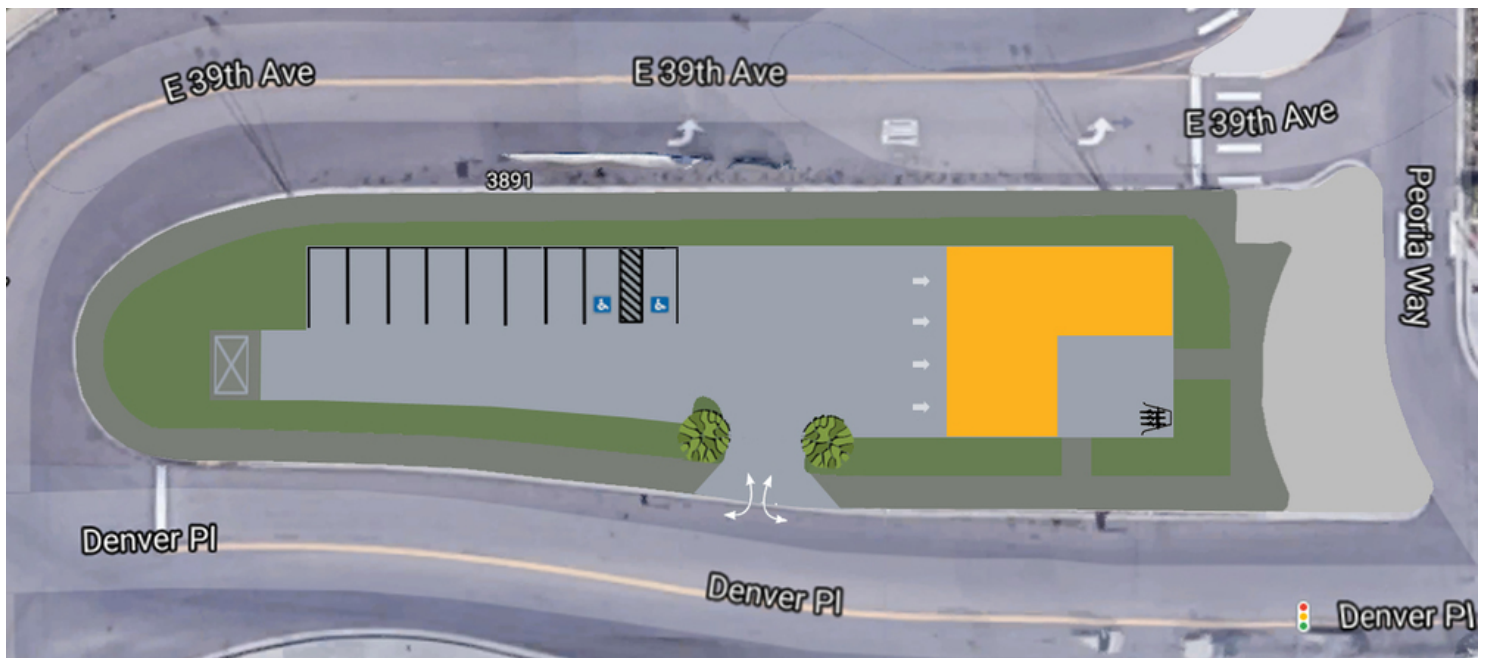
Retailer Map

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

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