

# FOR LEASE

7245 Pecos Street, Denver, Colorado

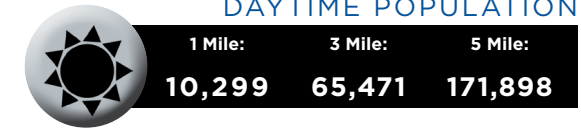


## DEMOGRAPHICS

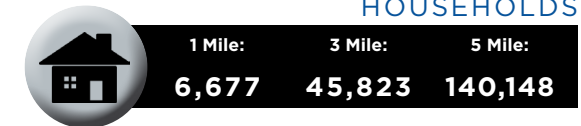
### POPULATION



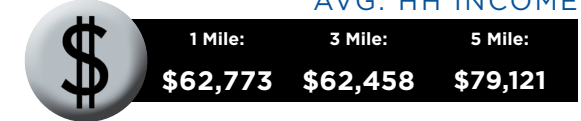
### DAYTIME POPULATION



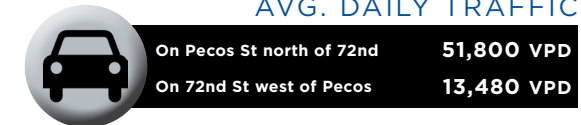
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



For more information, contact:

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## OVERVIEW:

- **Building Size:** Approximately 2,534 SF
- **Land Size:** Approximately 23,958 SF
- **Lease Price:** \$21.00 PSF (NNN)
- **Zoning:** C-4
- **Real Estate Taxes:** \$23,197.00

## HIGHLIGHTS:

- Excellent free standing building with drive-thru
- Convenient access from Pecos Street as well as 72nd Avenue
- Available pole sign on Pecos St
- Flexible zoning
- Close proximity to Hwy 36



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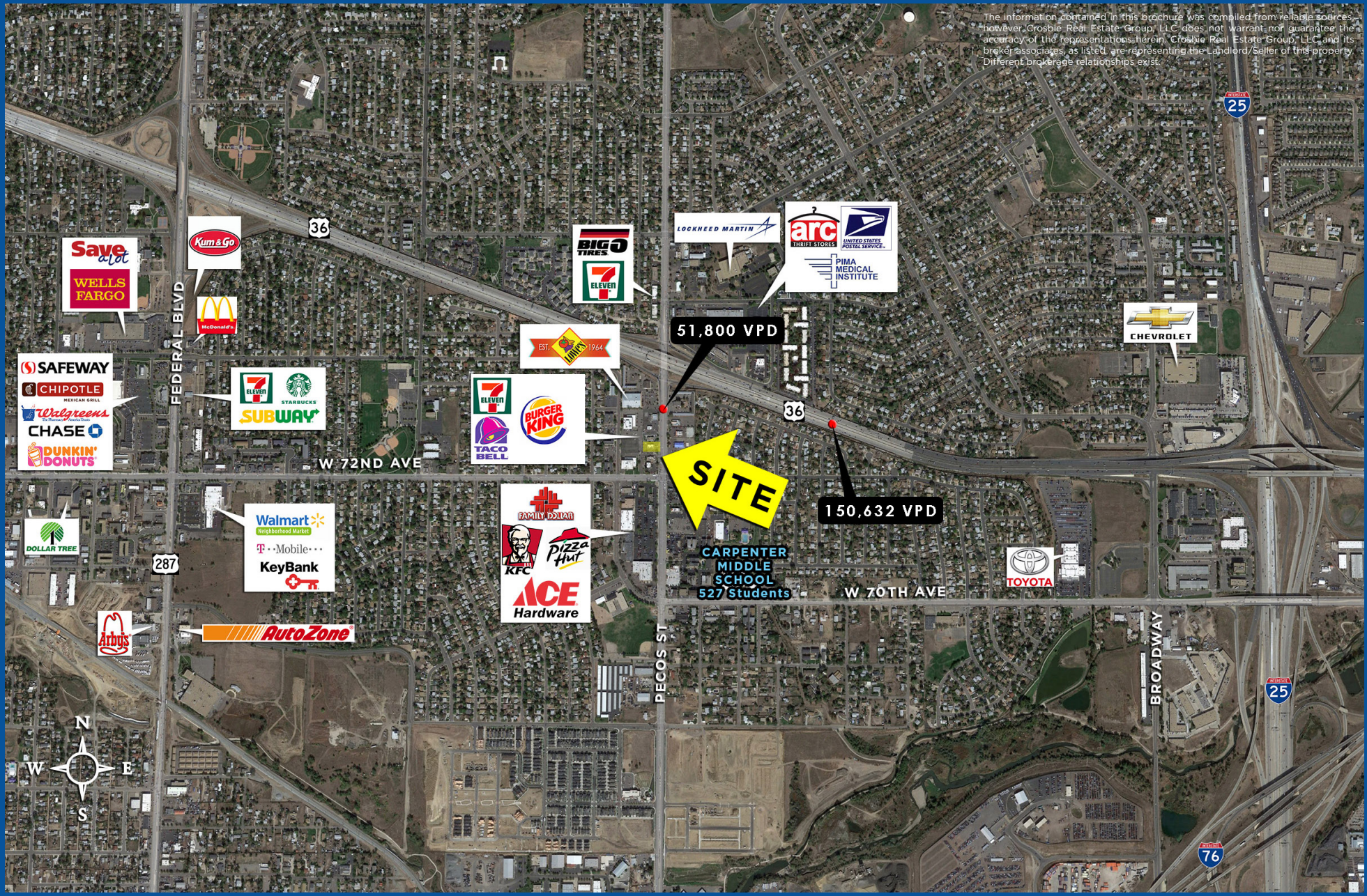
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Disclosure Agreement

