

CENTRAL PARK RETAIL SPACE

3535 Quebec Street, Denver, Colorado



PROPERTY OVERVIEW:

- 1,260 SF & 1,694 SF available
- 3,000 gallon grease trap installation in progress
- Former Randstad Staffing Agency space available
- Rare vacancy along Quebec Street in Central Park
- High growth trade area

Adam Deutsch

720-309-1278

adamd@creginc.com

Scott Crosbie

303-881-2211

scrosbie@creginc.com



CENTRAL PARK RETAIL SPACE

3535 Quebec Street, Denver, Colorado



CENTRAL PARK RETAIL SPACE

3535 Quebec Street, Denver, Colorado

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

**ROCKY MOUNTAIN ARSENAL
NATIONAL WILDLIFE REFUGE**
± 300,000 Annual Visitors



56TH AVE

MONTBELLO
42,000+ Residents

SITE

CENTRAL PARK
27,000+ Current Residents
8,000+ more planned

DEMOGRAPHICS

POPULATION

1 Mile:	13,999
2 Mile:	50,431
3 Mile:	123,131

EMPLOYEES

1 Mile:	8,676
2 Mile:	29,794
3 Mile:	64,808

AVG. HH INCOME \$

1 Mile:	\$171,178
2 Mile:	\$197,825
3 Mile:	\$169,795

HOUSEHOLDS

1 Mile:	5,484
2 Mile:	20,027
3 Mile:	47,591

TRAFFIC COUNTS

On Quebec at E 36th Ave:	24,943 vpd
On E 36th Ave at Quebec:	8,658 vpd

Adam Deutsch

720-309-1278

adamd@creginc.com

Scott Crosbie

303-881-2211

scrosbie@creginc.com

