



FOR SALE/LEASE

1275 Grant Street

Denver, Colorado 80203



Retail Space Available

Building: 1,523 SF
Land: 0.19 AC / 8,125 SF
Zoning: B2-C-MX-8
Year Built: 1942

Sale Price \$775,000.00

Lease Rate: \$35.00/sf NN
Estimated NN: \$25.06/sf

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Located on the corner of
13th and Grant Street



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Availability

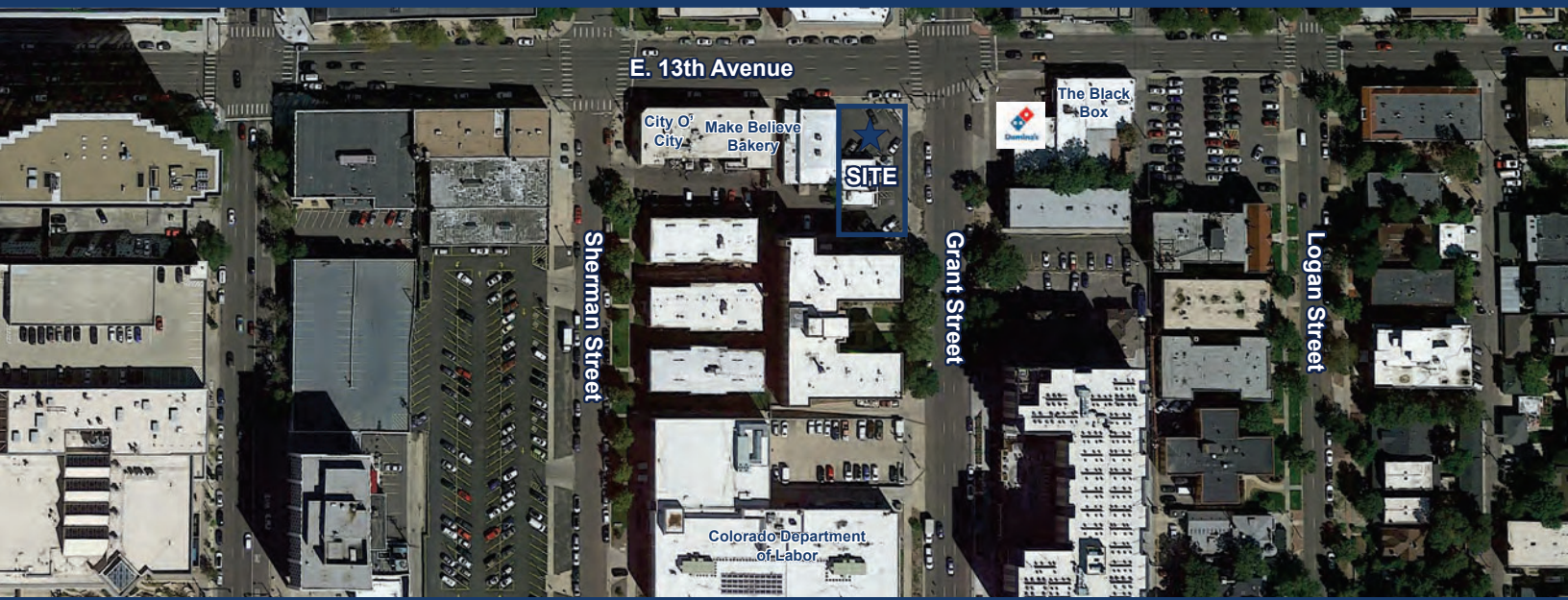
1,532 SF

Demographics

	1 Mile	5 Miles	10 Miles
Population	54,253	542,870	1,538,346

Traffic Counts

19,888 Vehicles per day
East 13th Avenue and Sherman Street - West



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