

For lease

Former 7-11 located in City Park

1645 East 17th Avenue Denver, CO 80218

Title

- Former 7-11
- 2,100 SF free-standing building
- 12,632 SF (0.29 AC) corner lot
- NWC of 17th Ave & Gilpin Street surrounded by dense residential
- G-MS-3 zoning

Sarah Alfano

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	E 1700 Ave			
	DEMOGRAPHICS	1 mile	2 miles	3 miles
	Population	41,534	137,496	241,580
	Households	25,148	77,446	128,846
	Average HH income	\$152,725	\$140,286	\$141,909
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