



# For lease

4621 Peoria Street Unit G-1 | Denver, CO 80239  
1,500 SF Retail Space Available

 **JLL** SEE A BRIGHTER WAY

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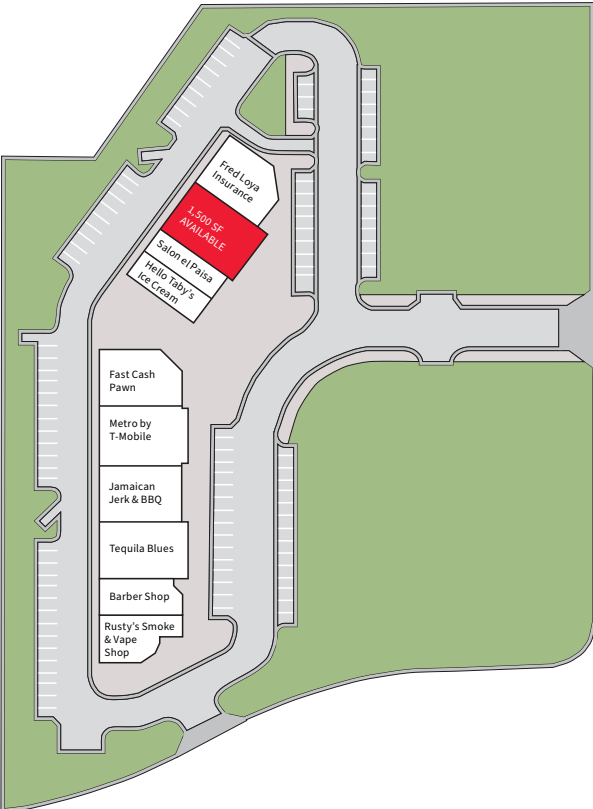
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# Property highlights

- 1,500 SF retail space available now
- Fully built-out with bathroom
- Co-tenants include Dutch Bros, Metro PCS, and more!
- High-traffic location directly off of I-70 exit
- Surrounded by national tenants and new construction



## Demographics

	1 mile	3 miles	5 miles
Population	9,757	109,936	274,134
Households	2,988	34,947	93,331
Average HH income	\$87,915	\$130,704	\$119,270
Daytime population	20,405	122,884	280,520