



For lease

4611 Peoria Street Unit A | Denver, CO 80239
1,640 SF Retail Space Available

 **JLL** SEE A BRIGHTER WAY

Lorenzo Harris

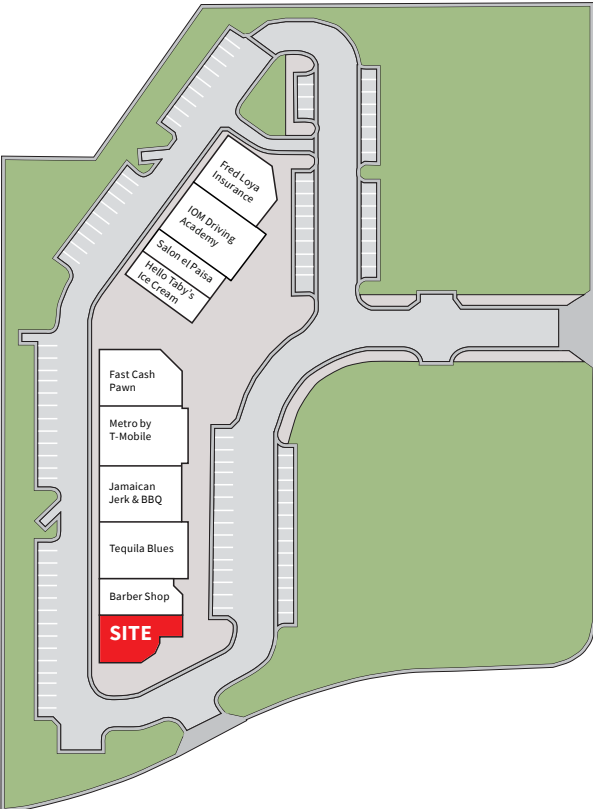
Lorenzo.Harris@jll.com

+1 (720) 431 9122

4621 Peoria Street / Denver, CO 80239

Property highlights

- 1,640 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