

**RETAIL SPACE
FOR LEASE
2,299 SF**

PLAZA DE SANTA FE SHOPPING CENTER

14TH STREET & SANTA FE DRIVE, DENVER



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
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WWW.AXIORE.COM



GREAT RETAIL SPACE MINUTES FROM DOWNTOWN DENVER AND THE UNIQUE SANTA FE ARTS DISTRICT. END-CAP AVAILABLE WITH GREAT STREET EXPOSURE AND HIGH TRAFFIC AREA. CONVENIENTLY LOCATED BLOCKS FROM RTD LIGHT RAIL, BUS STOPS, AND DENSELY POPULATED RESIDENTIAL AREA.

SPECIFICATIONS

ZONING: B8
TOTAL SPACE: 19,870 SF
LOT SIZE: 51,400 SF
RETAIL SPACE: 1,476 SF AVAILABLE

FEATURES:
-KROGER SHADOW ANCHOR
-END-CAP UNIT AVAILABLE
-LARGE PARKING LOT
-HIGH TRAFFIC LOCATION
-IMMEDIATE OCCUPANCY
-NEAR LIGHT-RAIL & BUS

TENANT ROSTER:	SF
A AVAILABLE	2,299 SF
B PIZZA HUT	1,584 SF
C PURPLE HAZE	1,542 SF
D NEW CHINA RESTAURANT	1,584 SF
E THC	1,458 SF
F ALI BABA HOOKAH	1,476 SF
G NAILS SALON	998 SF
H PLAZA CLEANERS	1,440 SF
I PLAZA LIQUOR STORE	3,000 SF
J STERLING BOOK EXCHANGE	1,489 SF
K MERCEDES RESTAURANT	2,300 SF



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AURARIA CAMPUS
50,000 STUDENTS



CONVENTION CENTER



RTD
LIGHT RAIL
STATION

W. COLFAX AVE.

SPEER BLVD.

PLAZA DE SANTA FE SHOPPING CENTER

KING
Supermarket

LINCOLN PARK

KALAMATH ST.

SANTA FE DR.

THE PARKWAY APARTMENTS



300 yds



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2008 DEMOGRAPHICS AND TRAFFIC COUNTS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
EST. POPULATION	19,681	204,587	442,992
AVG. HH INCOME	\$57,509	\$66,500	\$69,286
DAYTIME BUSINESS POP.	83,323	180,081	318,762

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TRAFFIC COUNTS

SANTA FE DRIVE (ONE WAY TRAFFIC)	17,114 VPD
14TH AVE. (WESTBOUND)	11,127 VPD

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