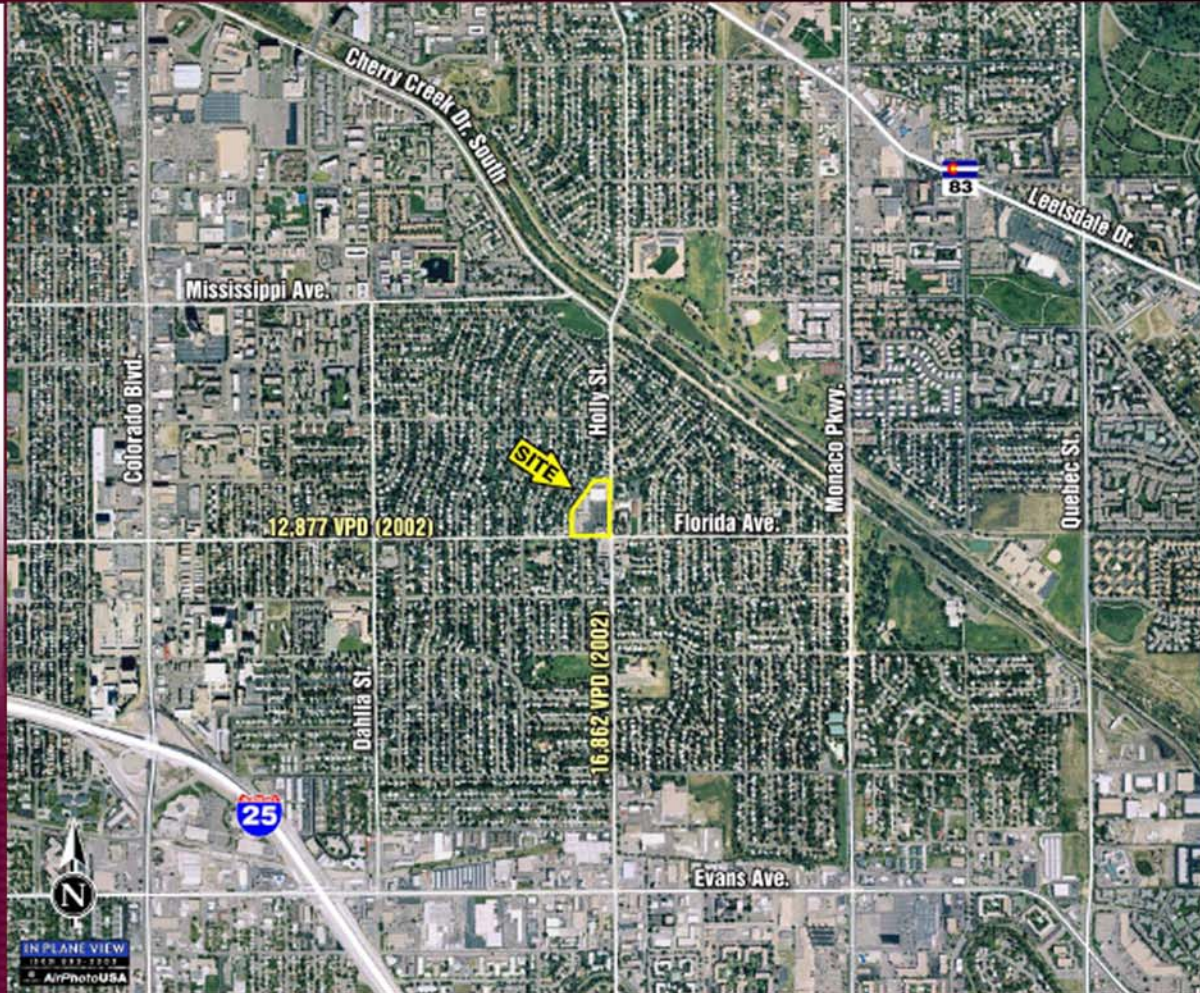


RETAIL SPACE
FOR LEASE

VIRGINIA VILLAGE SHOPPING CENTER 1415 - 1495 SOUTH HOLLY



1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM



DEMOGRAPHICS (CDOT 2008)

	1 MILE	3 MILE	5 MILE
EST. POPULATION	24,627	157,083	423,867
EST. HOUSEHOLDS	12,156	79,168	203,991
AVG. HH INCOME	\$61,698	\$83,846	\$76,697

TRAFFIC COUNTS

HOLLY STREET (2002)	16,862
FLORIDA AVENUE (2002)	13,302



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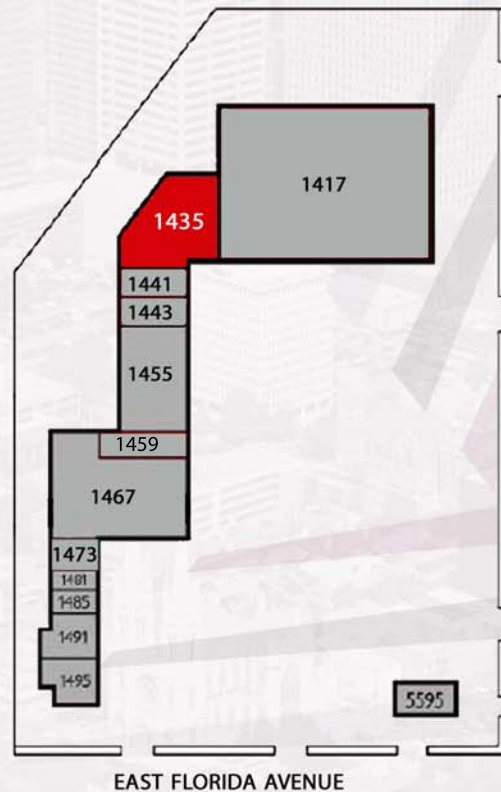
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BUILDING SPECIFICATIONS

- ZONING:** B2
TOTAL SPACE: 48,782 SF
LAND SIZE: 4.47 ACRES
AVAILABLE SPACE: 4,625 SF - 1,207 SF
FEATURES:
- ADA ACCESSIBLE
 - UPDATED UNITS
 - IMMEDIATE OCCUPANCY
 - LARGE PARKING LOT WITH 217 SPACES
 - FREE USABLE BASEMENT SPACE IN MOST UNITS

CURRENT TENANTS



- | | |
|-------------|-----------------------------|
| 1415-1417 | ACE HARDWARE |
| 1435 | AVAILABLE - 4,625 SF |
| 1441 | SNAP FITNESS |
| 1455 | VIRGINIA VILLAGE LIQUORS |
| 1459 | SIGNAL GRAPHICS |
| 1467 | FAMILY DOLLAR |
| 1473 | THE CLINIC |
| 1481 | BASIL DOC PIZZA |
| 1485 | VIRGINIA VILLAGE BARBERS |
| 1491 | HOLLY HAIR, INC. |
| 1495 | GIGANTIC CLEANERS |
| 5595 | FAST & FRIENDLY FOOD MART |

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