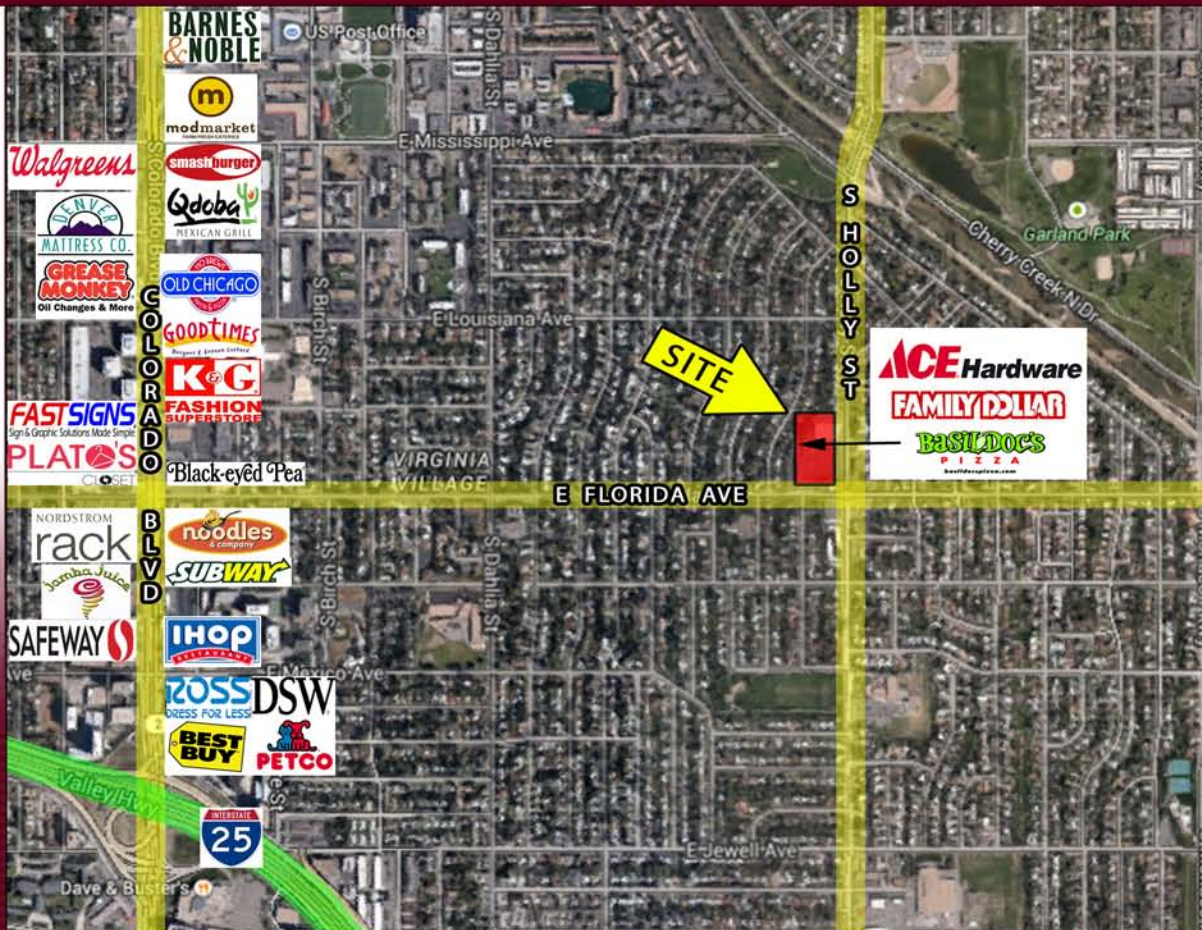


**RETAIL
FOR LEASE
1,200 - 7,383 SF**

**VIRGINIA VILLAGE SHOPPING CENTER
1417 - 5595 SOUTH HOLLY ST.
DENVER, CO 80222**



DEMOGRAPHICS (2016)

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	24,125	176,891	477,890
EST. HOUSEHOLDS:	11,982	87,763	228,585
AVG. HH INCOME:	\$61,910	\$95,410	\$76,097

TRAFFIC COUNTS

16,180 VPD (S. HOLLY ST. & E. FLORIDA AVE.)
15,898 VPD (CHERRY CREEK SOUTH DR. & S. HOLLY ST.)



AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

COREY CROSS
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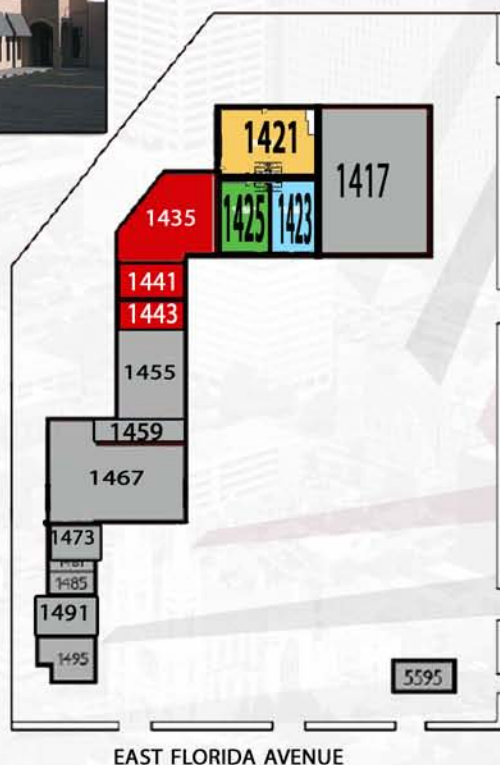


1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM

BUILDING SPECIFICATIONS:

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

NEW FACADE IMPROVEMENTS CURRENTLY UNDERWAY



SUITE	TENANT
1417	ACE HARDWARE
1421	AVAILABLE - 3,290 SF
1423	AVAILABLE - 1,917 SF
1425	AVAILABLE - 1,868 SF
1421 - 1425 - 7,075 SF AVAILABLE	
1435	AVAILABLE - 4,625 SF
1441	AVAILABLE - 1,558 SF
1443	AVAILABLE - 1,200 SF
1435 - 1443 - 7,383 SF AVAILABLE	
1455	VIRGINIA VILLAGE LIQUORS
1459	PRINT AND COPY CENTERS OF CO
1467	FAMILY DOLLAR
1473	DETOUR DE FRANCE BAKERY
1481	BASIL DOC'S PIZZA
1485	HOLLY'S BARBERS
1491	LARRY'S HAIRSTYLING
1495	GIGANTIC CLEANERS
5595	FAST-N-FRIENDLY FOOD MART

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