



# FOR SUBLEASE | PRIME RETAIL

3390 W. 38TH AVE  
DENVER, CO 80211

- PRIMARY RETAIL LOCATION
- EXCELLENT 38TH AVE. EXPOSURE
- HIGH GROWTH AREA
- NEARLY 25,000 VPD
- JOIN H&R BLOCK, FIT 36 & GINGERS SPORTS BAR



RATE PER SF:  
\$34 PSF/YEAR- NNN  
AVAILABLE: 1,223 SF  
FULLY SPRINKLERED  
ZONING: U-MS-3

LEASE TERM:  
11 MONTHS REMAINING

CAM:	\$3.76
TAXES:	\$6.05
INS:	\$1.14
OTHER:	\$0.23
<b>TOTAL NNN:</b>	<b>\$11.18</b>



**MARK PYMS**  
BROKER/OWNER

MARK@PANORAMACOMMERCIALGROUP.COM  
CELL: 720.318.9454 | OFFICE: 303.996.0690

**CHANCE ELGIN**  
BROKER ASSOCIATE

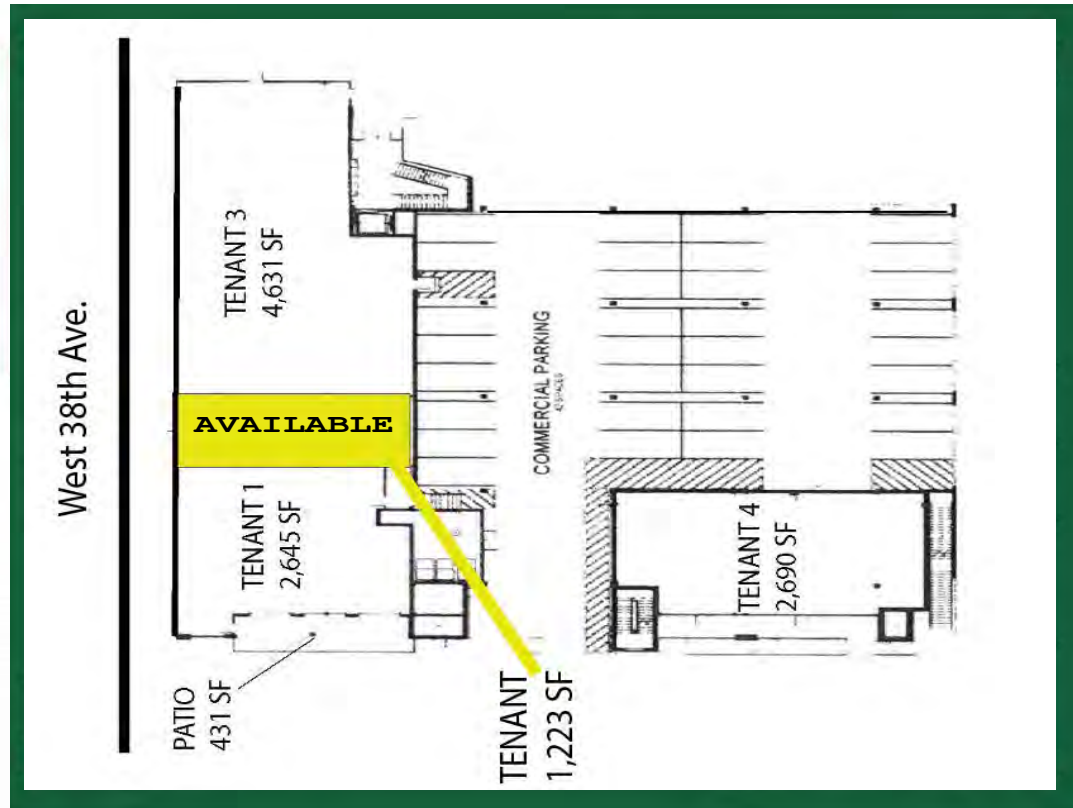
CHANCE@PANORAMACOMMERCIALGROUP.COM  
CELL: 325.665.4315 | OFFICE: 303.996.0690

# FOR SUBLEASE

3390 W. 38TH AVE.  
DENVER CO, 80211

## SUGGESTED USES:

- BOUTIQUE
- SMALL RESTAURANT /SMOOTHIE SHOP
- SALON
- SPA
- AND MANY MORE



**MARK PYMS**  
BROKER/OWNER

MARK@PANORAMACOMMERCIALGROUP.COM  
CELL: 720.318.9454 | OFFICE: 303.996.0690

**CHANCE ELGIN**  
BROKER ASSOCIATE

CHANCE@PANORAMACOMMERCIALGROUP.COM  
CELL: 325.665.4315 | OFFICE: 303.996.0690



PANORAMA COMMERCIAL GROUP