



RETAIL SUBLEASE

30% BELOW MARKET VALUE

3390 W. 38TH AVE
DENVER, CO 80211

SHORT TERM WITH RENEWAL OPTION
PRIME RETAIL LOCATION ON 38TH AVE
FREE COVERED PARKING
NEARLY 25,000 VPDSF:

~~\$23~~

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

LEASE TERM:
EXP: JUNE 2020

CAM:	\$3.76
TAXES:	\$6.05
INS:	\$1.14
OTHER:	\$0.23
TOTAL NNN:	\$11.18



MARK PYMS
BROKER/OWNER

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MARIN DORNSEIF
BROKER ASSOCIATE

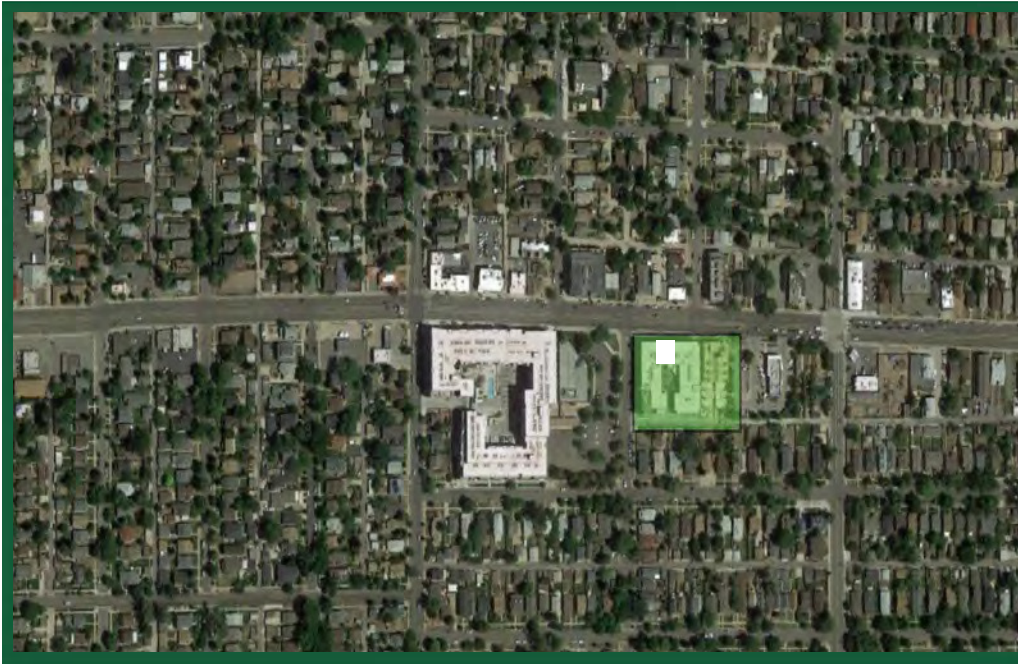
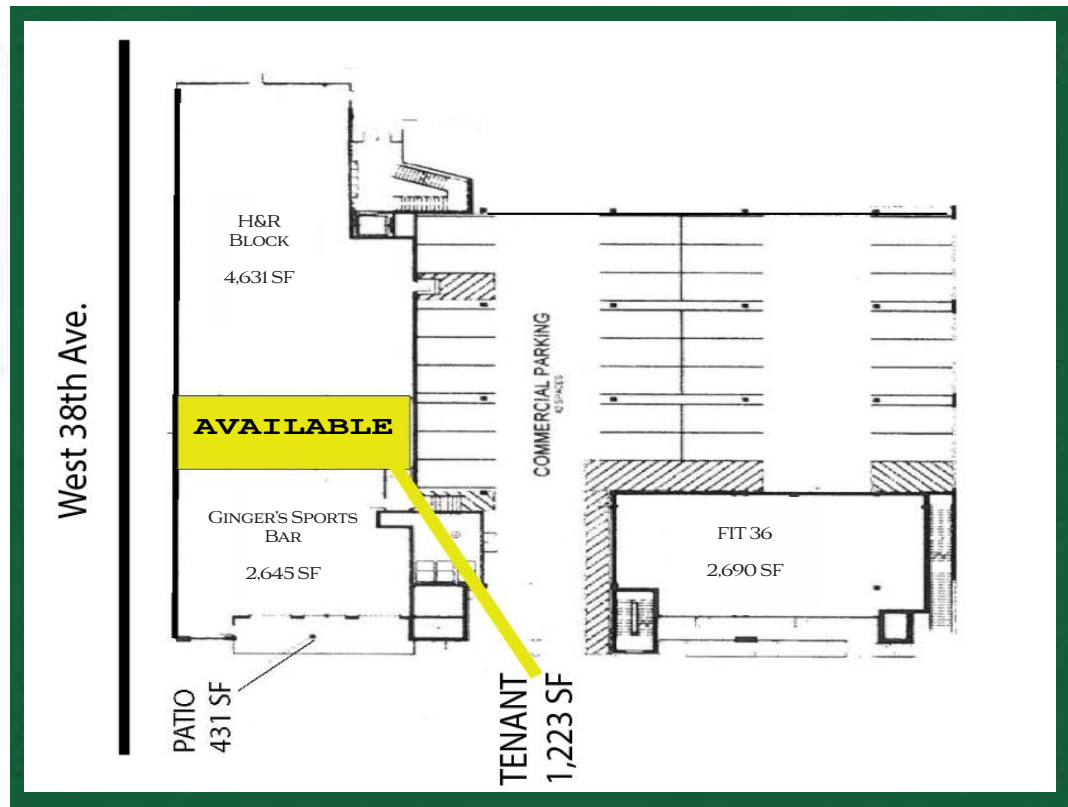
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FOR SUBLEASE

3390 W. 38TH AVE.
DENVER CO, 80211

SUGGESTED USES:

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



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