

# FOR LEASE

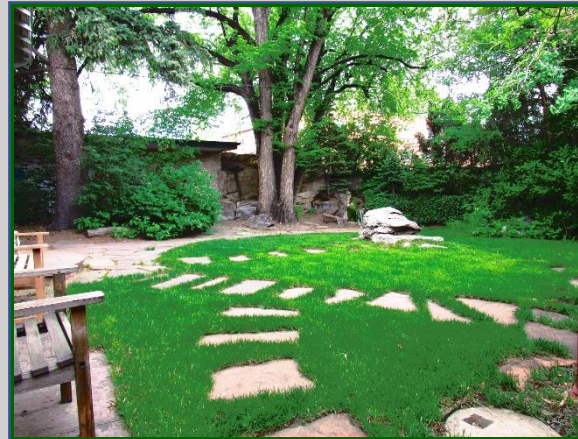
2431 South University  
Denver, CO

## DETAILS:

Rent: \$75 Per SF

SF Available: 2,448

Lease: NNN



NOT TO SCALE

- Potential for Licensed Cannabis Dispensary & Hospitality Business
- 1000+ FT Away From Schools, City Recreation Centers, Daycare, & Drug Rehab



PANORAMA COMMERCIAL GROUP

GEORGE CORNELSON  
BROKER ASSOCIATE

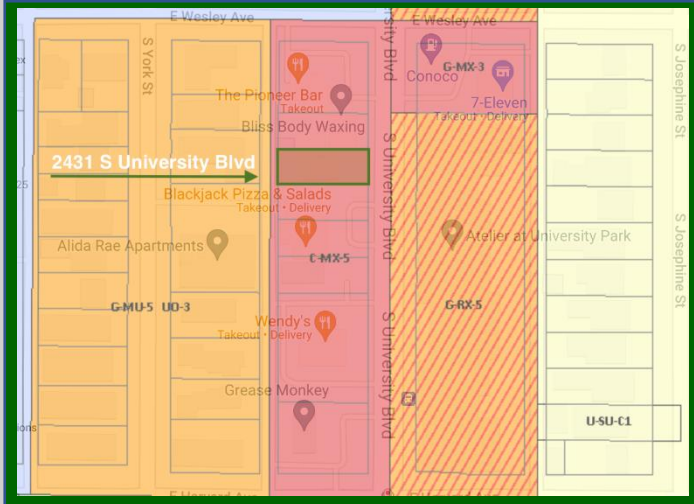
GEORGE@PANORAMACOMMERCIALGROUP.COM

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www.PanoramaCommercialGroup.com

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- Zoned C-MX-5
- Prime Location
- Ideal Space For Cannabis Retail Use



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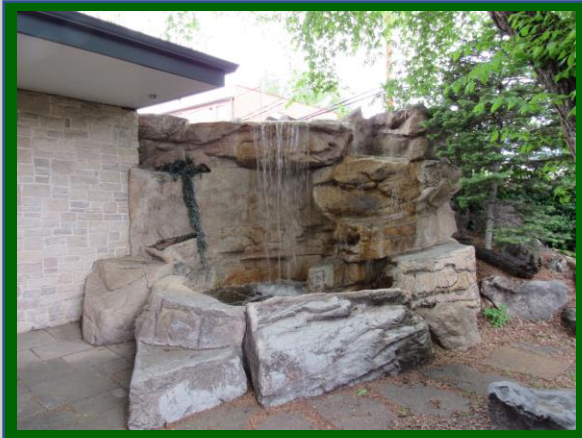
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TENANT TO VERIFY ALL LOCATION & LICENSING REQUIREMENTS. Panorama Commercial Group is pleased to present this ideal space for a cannabis business to operate as a retail store and or hospitality business under the City of Denver's open licensing for Social Equity applicants. The building is 2,448 SF and it is on a 6,250 SF Lot, it is owned outright, and the landlord will work with prospective tenants through the licensing process.

This property is well suited for the use, with a large backyard area that would be ideal for social consumption. This well-maintained property includes a custom-built waterfall and overhang that will complement any business that takes over the space. Properties that qualify for these uses are exceedingly rare and there will not be another opportunity for a location of this caliber.



**GEORGE CORNELSON**  
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