

for
lease

Wabash Market Place

Denver, Colorado

Cherry Creek Country Club's Best Kept Secret



Retail Redevelopment:

LOCATION: 8400 & 8450 East Iliff Avenue
Denver, Colorado 80231

BUILDING SIZE: 34,921 SF

AVAILABLE SPACE: 900- 9,000

LEASE RATE: \$15-25.00 NNN /SF

CAM: \$3.50/SF

PARKING: 110 Spaces

IMPROVEMENTS: Negotiable

Zoning: B-3, B-4, B-5

COMMENTS:

- * Great Southeast Denver Location; Easy Access
- * \$1,000,000 Redevelopment
- * Complete new façade with new 24" lighted signage
- * Drive-thru available (excluding fast food)
- * Conveniently located next to Cherry Creek Country Club
- * Signage available on two monument signs and above entry to each space
- * Great Bank Location

Demographics

2006 Est. Population	2006 Est. HH Income
1 mile: 17,510	1 mile: \$52,284
3 mile: 152,918	3 mile: \$49,214
5 mile: 369,905	5 mile: \$52,369

◆ **Approximately 43,000 cars a day traffic count**

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FOR MORE INFORMATION, PLEASE CONTACT
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