

For Lease

# Wabash Market Place

## Denver, Colorado

Cherry Creek Country Club's Best Kept Secret

Coming in October 2007



### Retail Redevelopment:

**LOCATION:** 8400 East Iliff Avenue  
Denver, Colorado

**BUILDING SIZE:** 33,762 SF

**AVAILABLE SPACE:** Retail=14,942 SF

**LEASE RATE:** \$15-25.00 NNN /SF

**CAM:** \$4.00 /SF

**PARKING:** Abundant retail parking

**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**



**FOR MORE INFORMATION, PLEASE CONTACT**

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