

# Medical Office for Lease

2286 S COLORADO BOULEVARD, DENVER, CO 80222



## Overview

Located at the corner of Colorado Boulevard & Iliff Avenue, this space offers various high-end amenities. AFC Urgent Care recently completed renovations on its in-line space with plans to begin operations in August 2022. The available 1,086 SF will be positioned in the northwest corner of the building with frontage on Colorado Boulevard. Seeking a 10-year tenant, this space will be delivered as a gray shell with landlord providing tenant improvement coverage equivalent to \$24/SF. Ideal for a long-term healthcare tenant: primary care, family physician, physical therapy, or chiropractic treatment. On-site parking is available for customer use only.

## Highlights

- New Medical Office (August, 2022)
- Tenant Improvement Coverage
- Central Retail Destination
- Excellent Visibility
- 2 Mile Population: 77,000
- 43,500 VPD on Colorado Boulevard

## Property Details



**Lease Rate**  
\$24.00 SF/YR  
(NNN)



**Space Available**  
1,086 SF



**Lot Size**  
0.31 Acres



**Zoning**  
S-CC-5

Rev: July 27, 2023



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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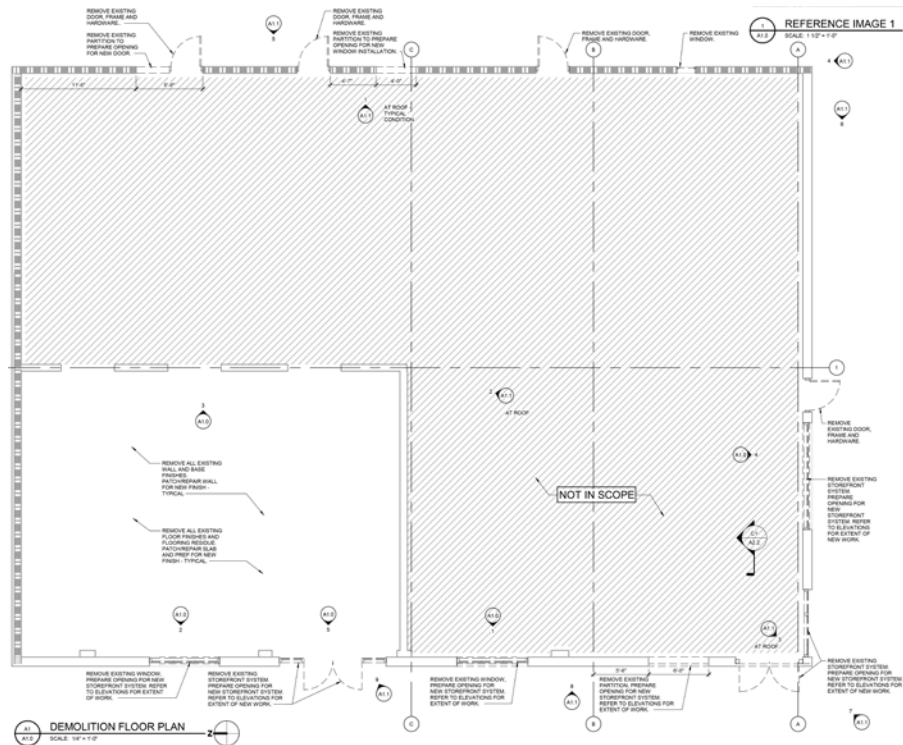
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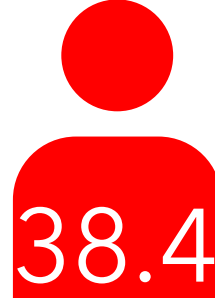
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2286 S Colorado Boulevard

## DEMOGRAPHICS



165,176  
Population



38.4  
Median Age



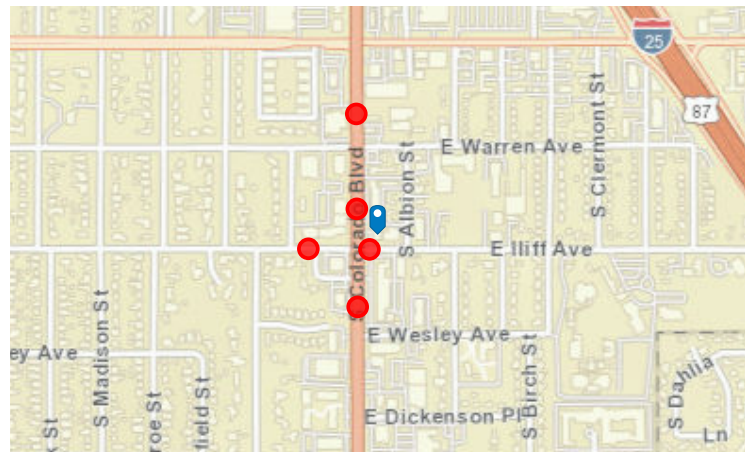
2.0  
Average  
Household Size



\$75,407  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
S Colorado Blvd	3,502	0.0
E Iliff Ave	41,000	0.0
S Henry Pl	4,094	0.1
E Wesley Ave	37,800	0.1
E Warren Ave	43,000	0.1



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