

# Warehouse / Retail Building for Lease

2020 S CHEROKEE STREET, DENVER, CO 80223



[Explore Virtual Tour](#)

## Overview

Hoff & Leigh is proud to present this well-maintained warehouse/retail building that is located in the desirable South Denver area. The property is located near South Broadway and Evans, with easy access to Santa Fe Drive. It offers 1,500 SF of rentable space with 3 parking spaces in the front and additional fenced parking in the back. The property features excellent visibility, easy access to major highways and public transportation, and an excellent nearby tenant mix. Inside, the building offers 1 roll up drive in door, LVP flooring, modern finishes, generous amounts of natural light, and a functional layout. Ideal for a variety of businesses, the property is perfectly suited for a tattoo shop, any office/retail enterprise or any warehouse user.

1,500 SF: \$18.50/SF/YR + \$5.32/SF/YR NNN = \$2,977.50 / Month

For more info, please text/call Lisa Langiewicz at (970) 903-4198

Listing website with brochure, details, virtual tour and pictures:

[2020 S Cherokee Street - Hoff & Leigh \(hoffleigh.com\)](https://hoffleigh.com/2020-S-Cherokee-Street)

## Highlights

- 3 Parking Spaces
- Former Tattoo Shop
- Fenced Space in the Back
- 1 Drive In Door

## Property Details



### Lease Rate

\$18.50 SF/YR (+ \$5.32 PSF NNN)



### Building Size

1,500 SF



### Zoning

I-1

Rev: December 26, 2023

### 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.

### Lisa Langiewicz

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### Brandon Langiewicz, SIOR

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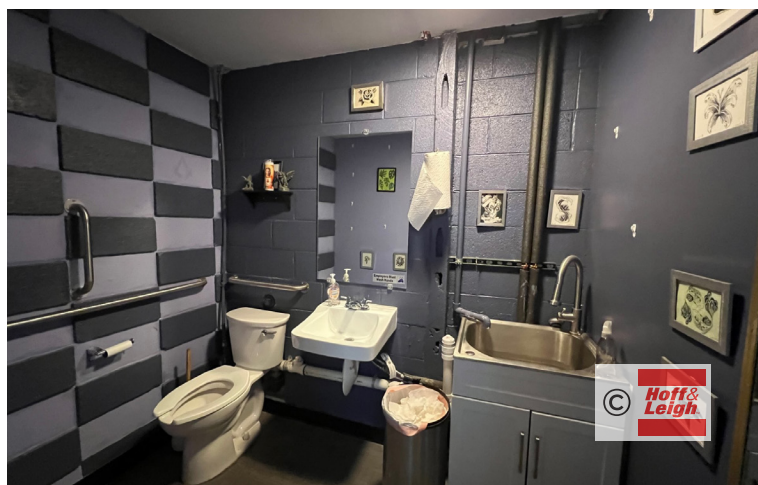
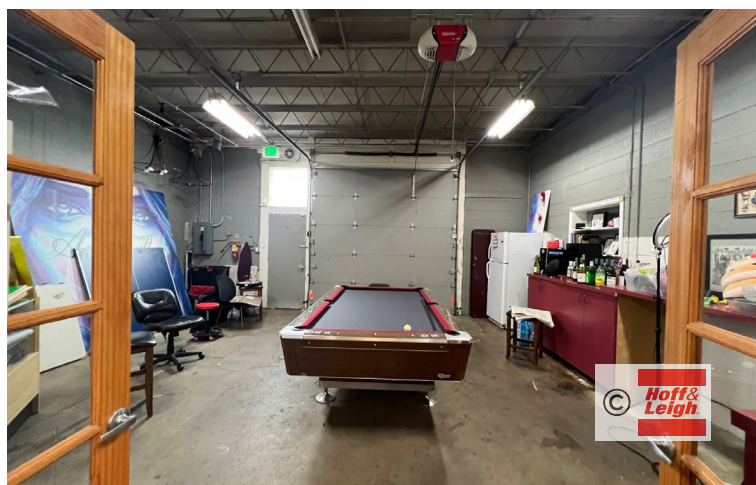
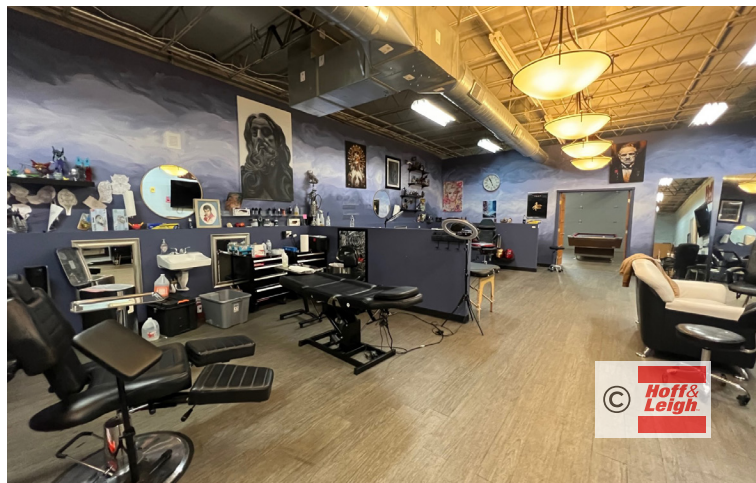
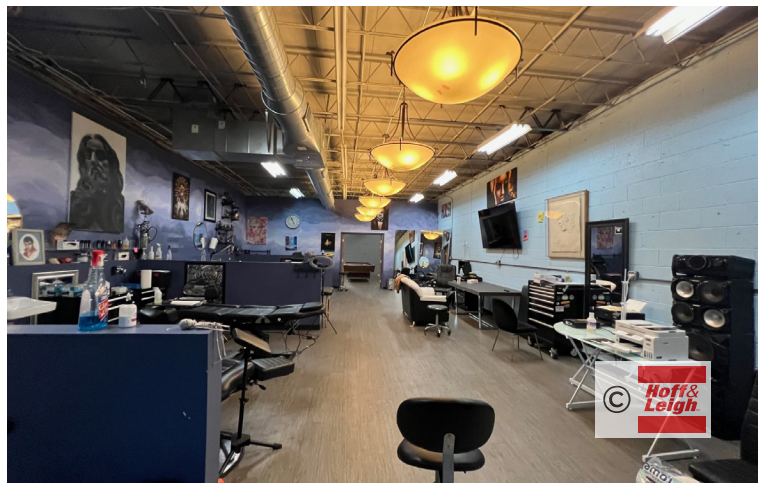
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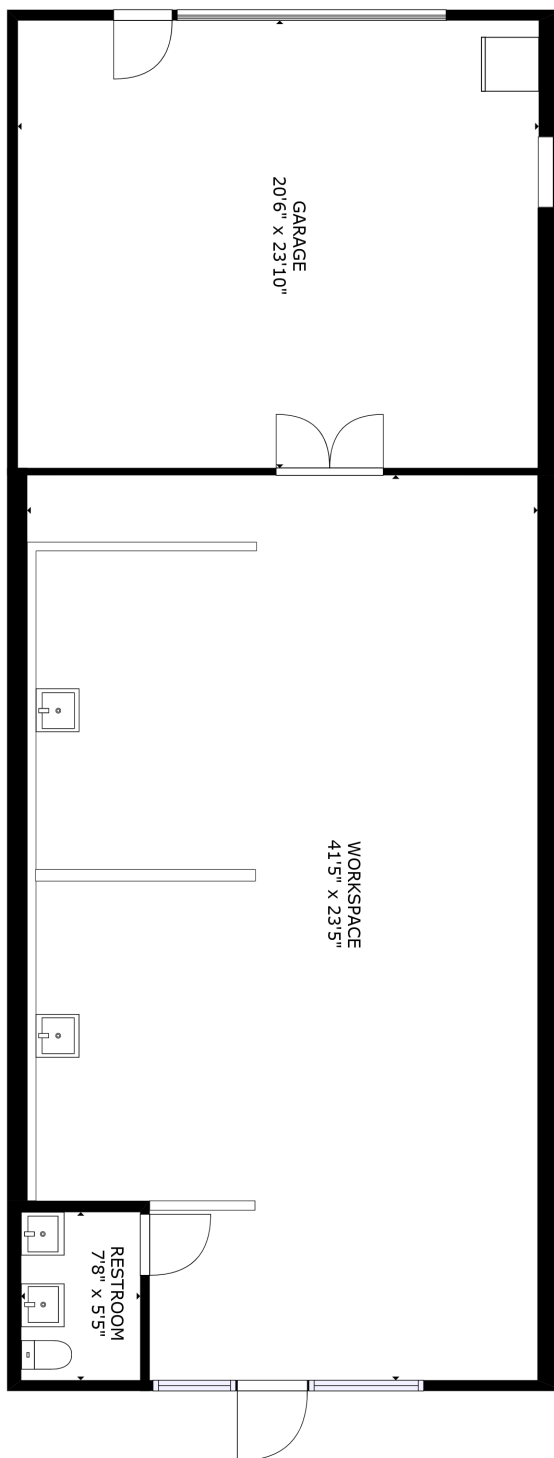
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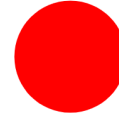
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2020 S Cherokee St, Denver, Colorado, 80223 2

## DEMOGRAPHICS



165,051  
Population



36.2  
Median Age



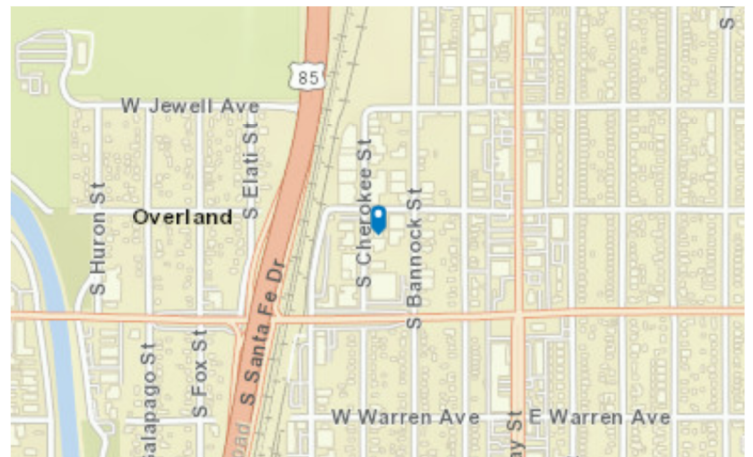
2.2  
Average  
Household Size



\$80,439  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
S Cherokee St	32,000	0.1
S Acoma St	29,760	0.1
W Jewell Ave	84,000	0.1
S Lipan St	90,479	0.1
S Santa Fe Dr	5,078	0.2



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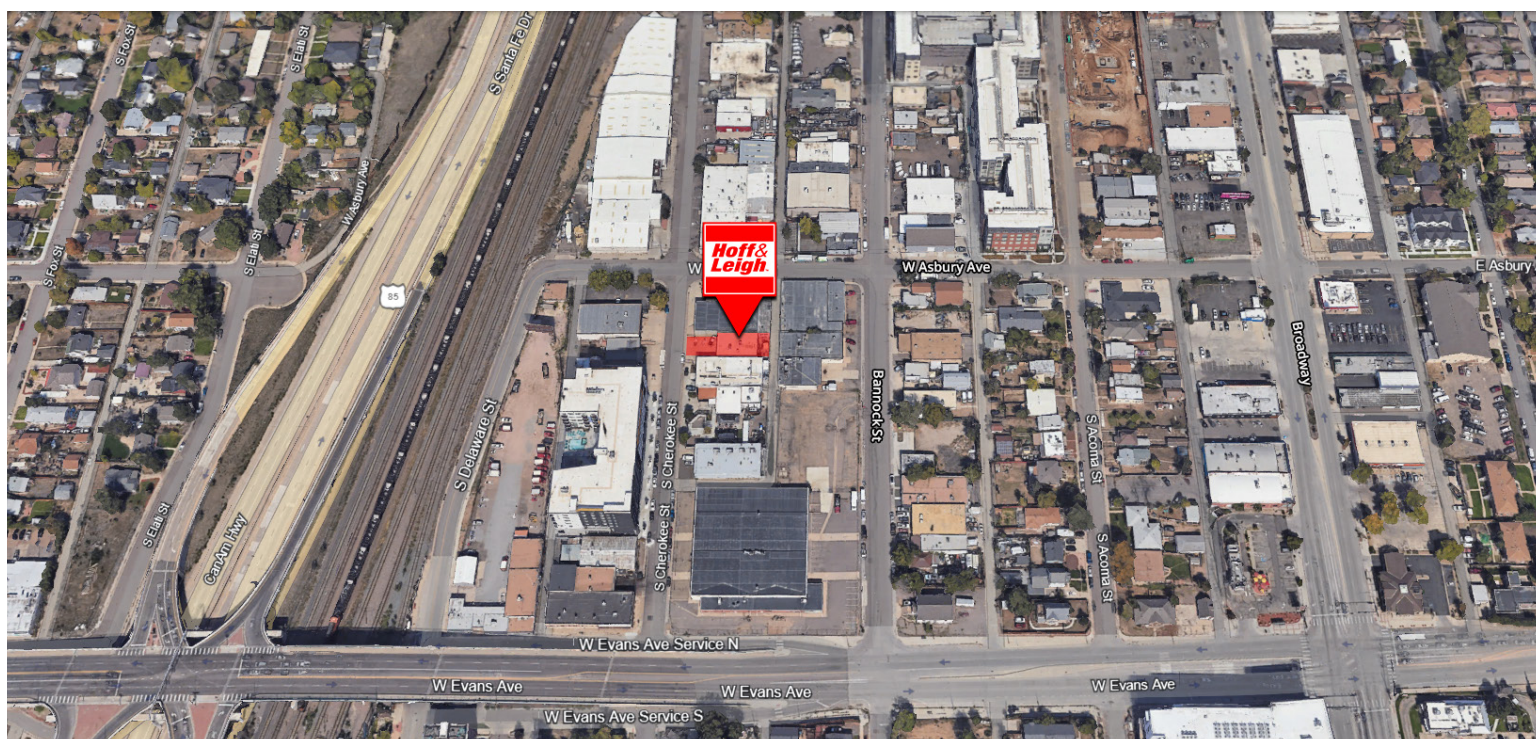
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