



FOR LEASE

LUGANO OF CHERRY CREEK

9601 E. Iliff Ave., Denver, CO 80231



Ground floor retail space of
a 328 unit luxury apartment
community



Excellent visibility to
Iliff Ave.



Densely populated area



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AVAILABLE SPACE

905 - 6,033 SF - In-Line Space

In-Line Lease Rate: \$17.00 - \$20.00/SF NNN
NNN: \$6.05/SF

HIGHLIGHTS

- High quality retail space located directly below a captive audience of 328 luxury apartment units
- Various space sizes that can accommodate retail, medical or office uses
- Creative and motivated ownership
- Site is situated along busy Iliff Avenue, which has approxiately 35,936 vehicles per day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	19,847	174,620	448,654
Avg. HH Income:	\$70,808	\$69,927	\$83,218
Daytime Population:	20,479	149,690	456,192
ESRI 2017 Estimates			

TRAFFIC COUNTS

E. Iliff Ave. West of S. Parker Rd.: 35,936 VPD
E. Iliff Ave. East of S. Parker Rd.: 30,778 VPD
MPSI 2016 Estimates

