

3900 ELATI ST

DENVER, COLORADO



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PROPERTY HIGHLIGHTS

- Up to 50,000 square foot (divisible), clear span space on two floors with 21' clear ceiling height and excellent I-25 visibility in Fox Park.
- New Westerly storefront to be provided by Landlord with a large exclusive parking field.
- Signage and mural capability fronting I-25.
- Easy access for most of the city of Denver via I-25 and I-70, across the street from the E-line rail stop to Union Station and the Sunnyside neighborhood of the Highlands.
- Blocks from the proposed Fox Park redevelopment of the Denver Post circulation building.

TRAFFIC COUNTS

On I-25 north of 38th Ave	289,015 CPD
On I-25 south of 38th Ave	273,520 CPD
On Fox St north of 38th Ave	15,931 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	30,157	207,599	455,421
AVERAGE HH INCOME	\$141,017	\$140,187	\$142,644
BUSINESSES	1,714	18,955	36,545
EMPLOYEES	15,733	229,041	366,881

Source: Applied Geographic Solutions, 2026

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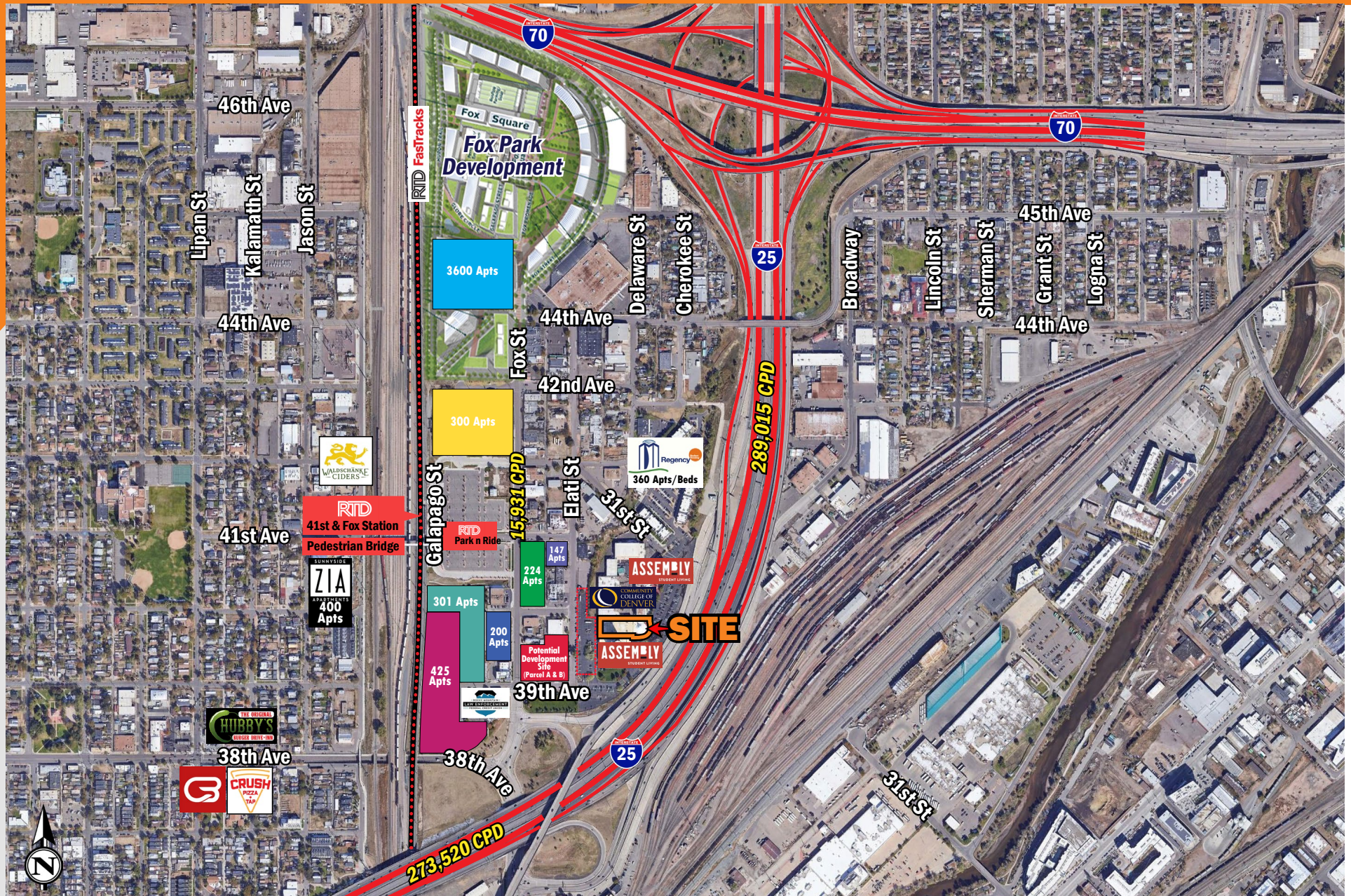
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**Future
Tenant**



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