

RETAIL SPACE FOR LEASE

Market | Grocery | Restaurant |
Retail | Service |
Businesses | Convenience Store

Opening in 2022
up to 5,360 SF

www.48thrace.com/retail-space



LOCATED IN A MIXED-
USE BUILDING WITH 150
APARTMENTS AND MEDICAL
OFFICE SPACE



NWCC

Located 0.2 miles East of
National Western Center



I-70

Easy access to I-70 via
Brighton Blvd

AREA HIGHLIGHTS

Located just 5 minutes north of the RiNo Art District, the retail space at 48th & Race is part of a the first phase of a mixed use transit oriented development, which also includes 150 apartments and 24,500 of adjacent medical office space. Future phases of development will include another 300 apartments, as well as commercial/ office space..



48th Avenue

Upcoming improvements
on 48th Avenue will
provide improved access
and visibility



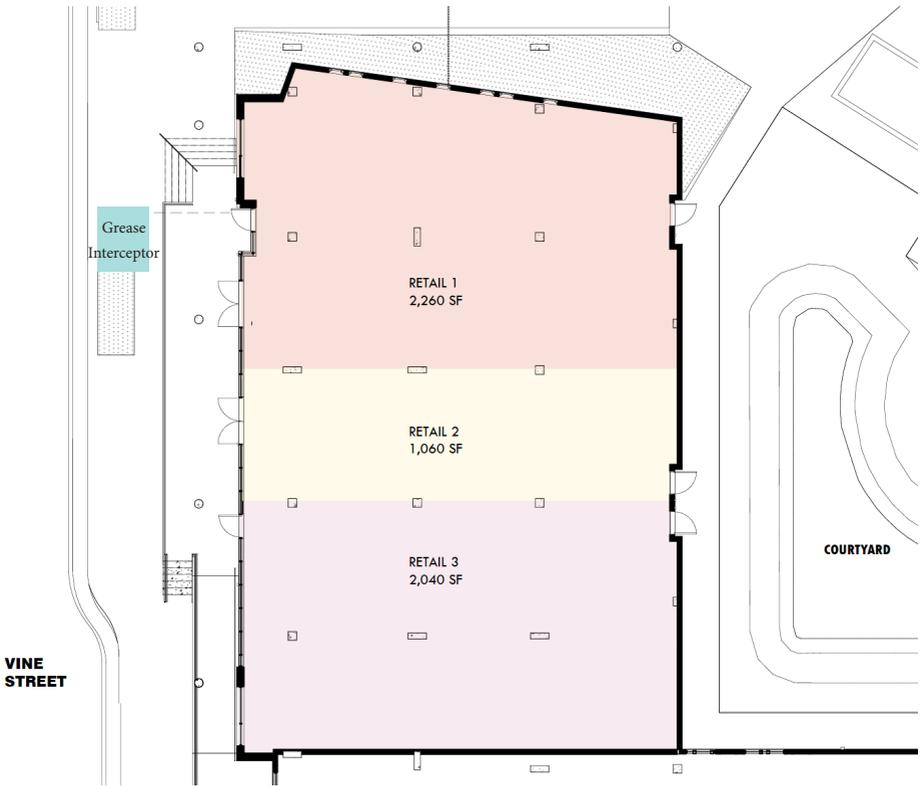
RTD

Two blocks from the 48th
& Brighton/ National
Western Center RTD
Station

The area has seen over \$3.2 billion of public investment in the reconstruction of I-70, redevelopment of National Western, a new RTD station, and improved pedestrian pathways and streetscape.



FLOOR PLAN



AREA OVERVIEW

The map below includes an overlay of the redevelopment of the National Western Center.

