

RETAIL FOR LEASE

CHAMBERS PLACE SHOPPING CENTER

4810-4896 CHAMBERS RD, DENVER, CO 80239



FOR LEASE

RBM REAL ESTATE SOLUTIONS

1120 N Lincoln St, Ste 710
Denver, CO 80203



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

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Property Summary

Lease Rate:	\$20.00
Lease Term:	3 years
Available SF:	1,300
County:	Denver
Cross Streets:	Chambers Rd and Green Valley Ranch Blvd
Year Built:	1984
Renovated:	2012
Parking:	Shared
Parking Ratio:	4.25/1000
Zoning:	PUD
NNN Rate:	10.97

Property Overview

Chambers Place Shopping Center in Denver, Colorado, features a diverse tenant mix of national retailers, local businesses, dining options, and essential services. Anchored by well-known brands, it offers grocery, fitness, and specialty shops alongside casual eateries. The center's balanced tenancy attracts steady foot traffic and supports a vibrant neighborhood marketplace.

Location Overview

Chambers Place Shopping Center is in Denver's Montbello neighborhood, just off Chambers Road. The area blends residential zones, busy commercial strips, major roads, and decent transit access.

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
4844	1,300	3 Years	\$20/yr	Retail/Dental	Good	Immediately

Highlights

Dental Office Buildout, including:

- 4 Exam Rooms
- X-Ray Room
- Reception
- Lab
- File Room
- Breakroom

Equipment from previous tenant is in place and may be included with the lease.

Notable Tenants

- Ace Hardware
 - Save-A-Lot
 - Planet Fitness
 - DaVita Dialysis Clinic
 - Early Success Academy
 - Chambers Place Liquor
 - Look Optical
 - Aztlan Itza
- Hardware Store
Supermarket / Grocery
Gym / Fitness Center
Medical / Dialysis Services
Educational / Childcare /
Preschool-Type Services
Liquor / Wine / Cigarettes
Eye Exam / Eye Glasses
International Money Transfer

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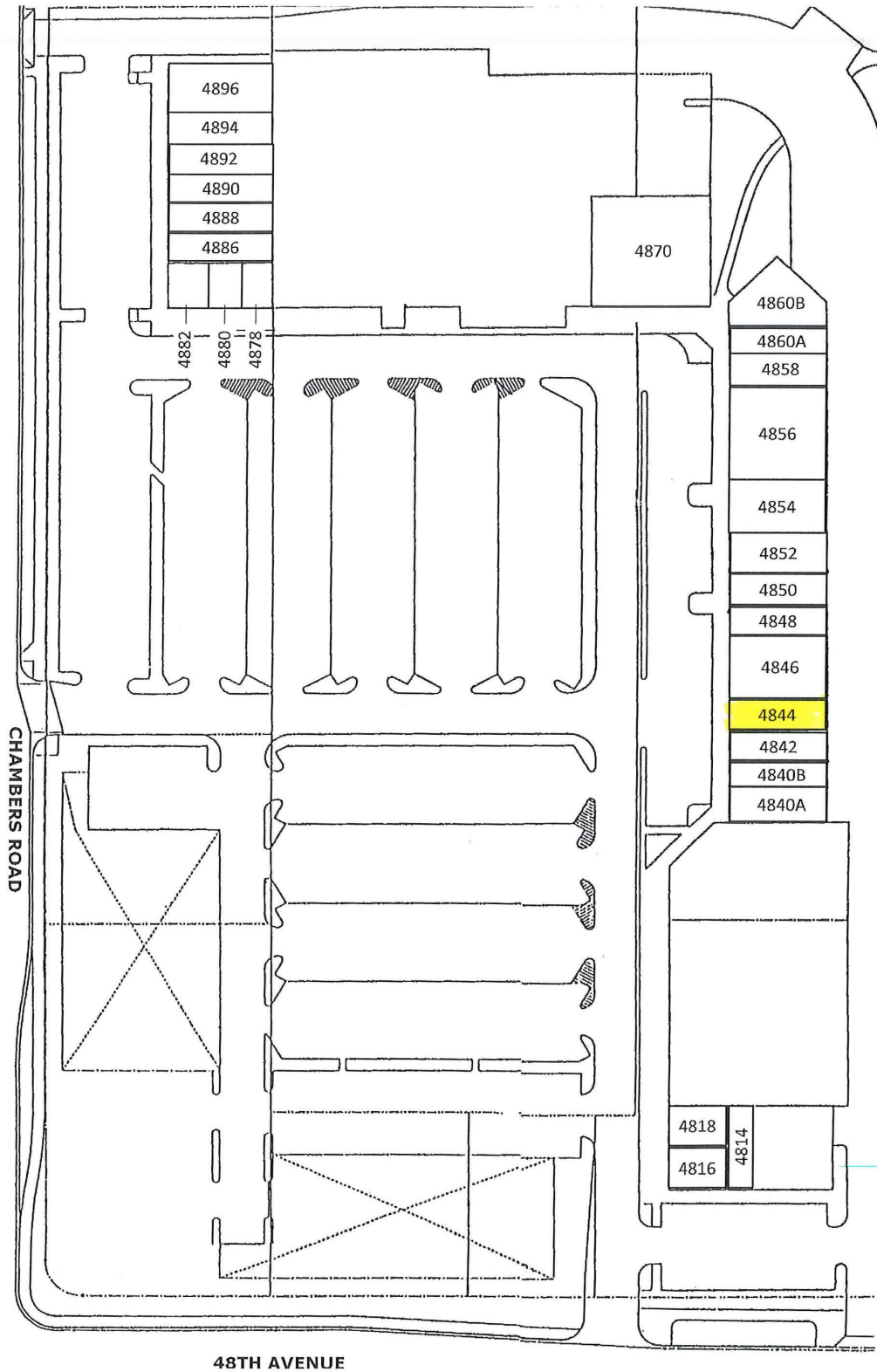


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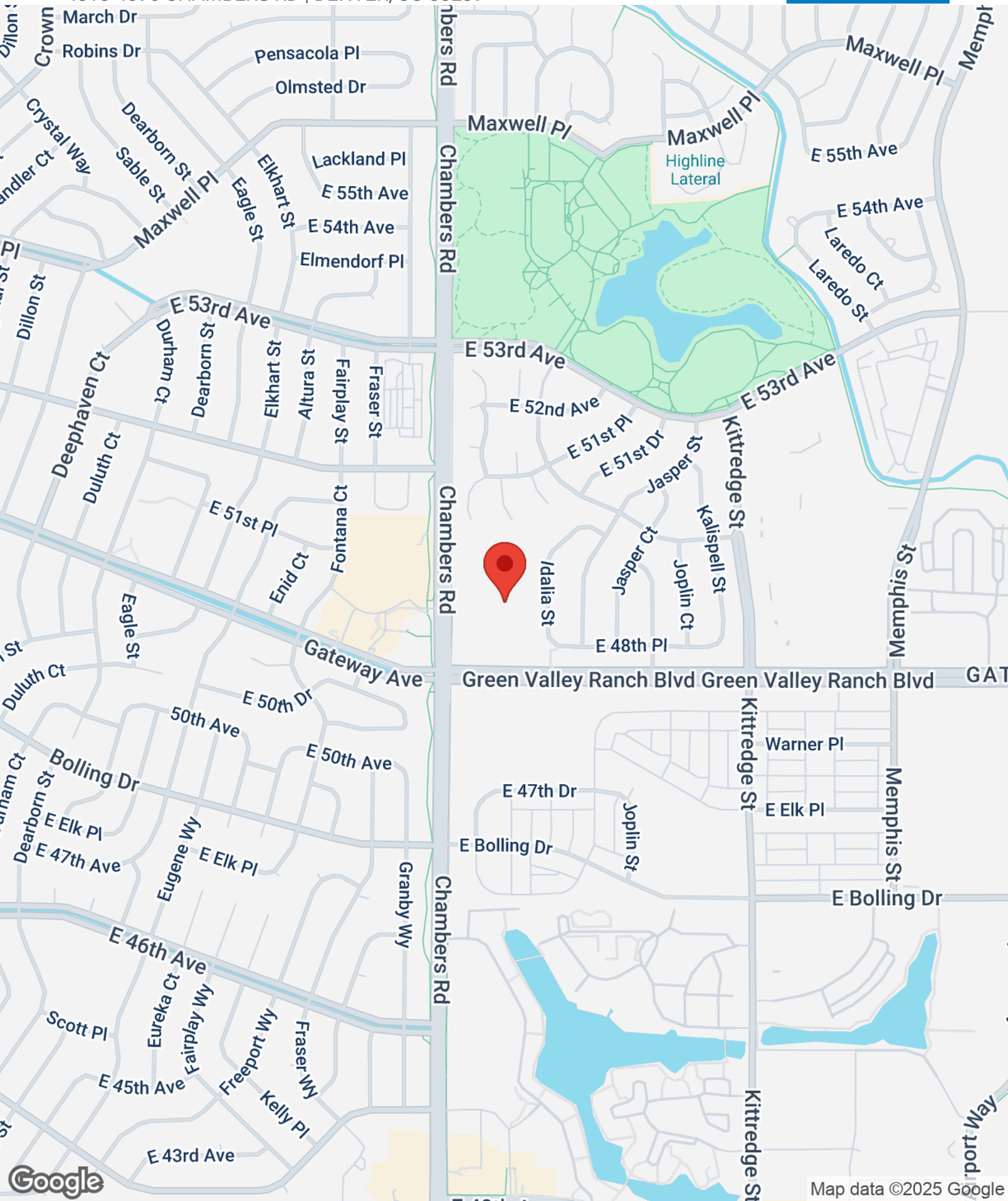
PROPERTY PHOTOS

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BUSINESS MAP

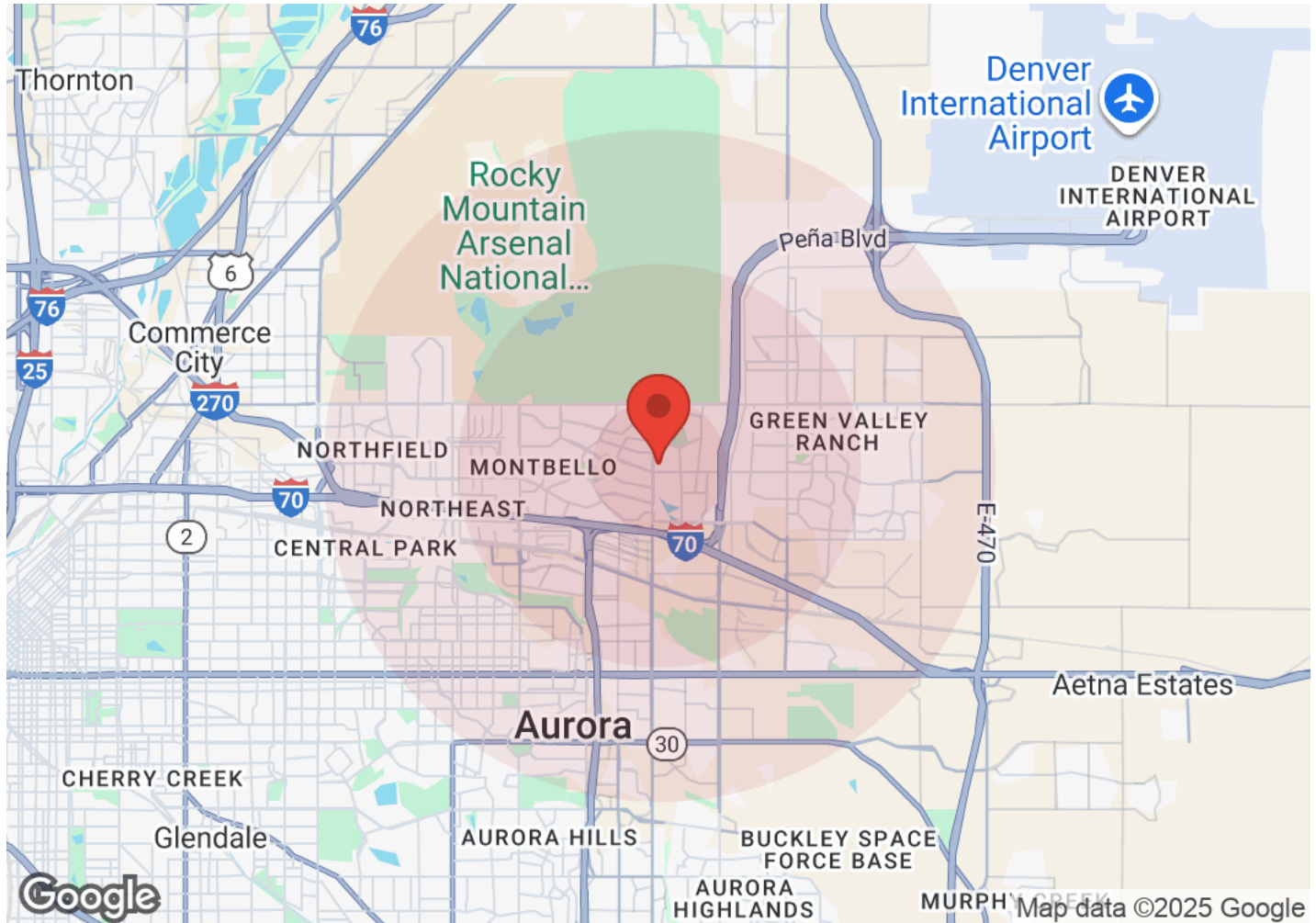
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	11,428	44,560	108,012
Female	11,043	43,322	102,566
Total Population	22,471	87,882	210,578

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,596	18,533	44,809
Ages 15-24	3,952	14,465	31,254
Ages 25-54	10,509	40,176	99,409
Ages 55-64	1,881	7,464	17,853
Ages 65+	1,534	7,242	17,255

Race	1 Mile	3 Miles	5 Miles
White	5,665	24,458	69,554
Black	3,903	16,873	35,609
Am In/AK Nat	54	211	653
Hawaiian	148	501	905
Hispanic	11,276	38,897	85,389
Asian	969	4,667	12,340
Multi-Racial	434	2,144	5,686
Other	20	132	421

Income	1 Mile	3 Miles	5 Miles
Median	\$92,329	\$89,241	\$89,071
< \$15,000	403	1,904	5,003
\$15,000-\$24,999	308	1,438	3,706
\$25,000-\$34,999	238	1,278	4,024
\$35,000-\$49,999	481	2,120	5,542
\$50,000-\$74,999	1,311	4,304	11,266
\$75,000-\$99,999	1,188	4,536	9,398
\$100,000-\$149,999	1,711	6,312	13,582
\$150,000-\$199,999	759	3,003	7,368
> \$200,000	729	2,362	9,773

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,865	29,988	75,617
Occupied	7,128	27,257	69,662
Owner Occupied	4,087	15,717	38,595
Renter Occupied	3,041	11,540	31,067
Vacant	737	2,731	5,956

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DISCLAIMER

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