

FOR LEASE

1501-1503 Boulder Street, Denver, CO 80211

PROPERTY HIGHLIGHTS

- 2,395 SF Available - Available June 2017
- Great visibility and access from I-25, Boulder Street, 15th Street, and Umatilla Street
- Walking distance to numerous high-end residential projects and some of Denver’s best restaurants

AREA DEMOGRAPHICS:

| | 1 Mile | 3 Miles | 5 miles |
|--------------------------|-----------|----------|----------|
| Total Pop. | 27,718 | 201,135 | 443,870 |
| Households | 14,331 | 98,076 | 200,739 |
| Average HH Income | \$104,928 | \$74,157 | \$76,185 |

Source: CoStar, 2016

PROPERTY DETAILS

| | |
|---------------------|--|
| Address | 1501 - 1503 Boulder Street Denver, CO 80211 |
| Center Type | Neighborhood Retail |
| Project GLA | 7,200 SF |
| Available SF | 2,395 SF Min Divisible: 476 SF |
| YOC | 1891 |

DAILY TRAFFIC COUNTS:

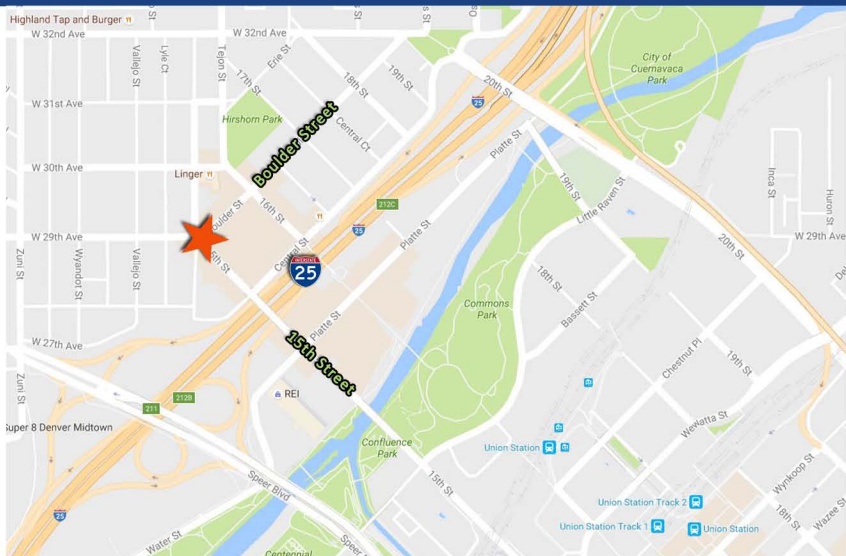
Interstate 25 and 15th Street: 243,000 VPD

Source: Denver Regional Council of Governments, 2016

JOIN THESE AREA TENANTS:

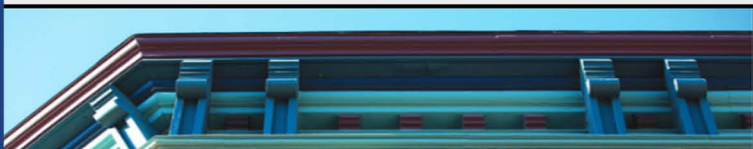
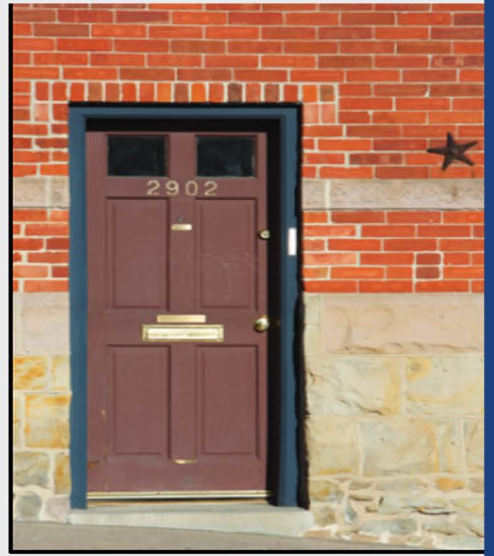
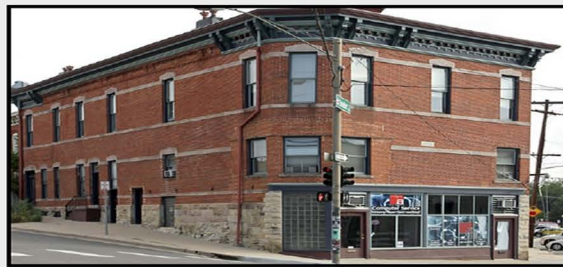


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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