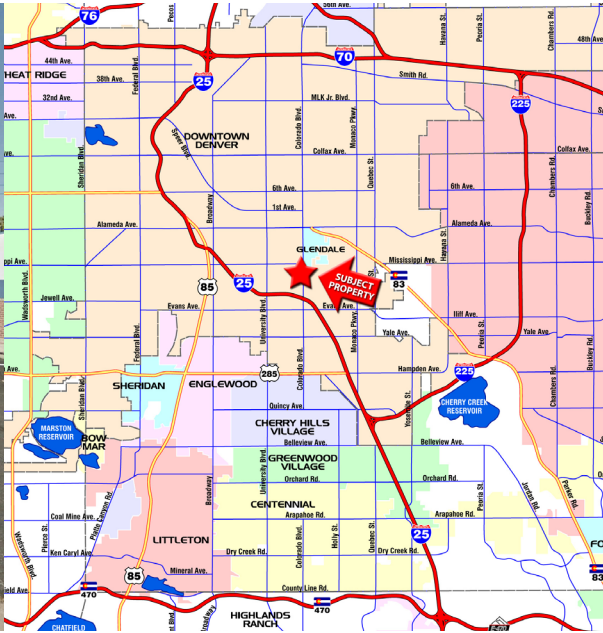


FREESTANDING COLORADO BOULEVARD BUILDING

1155 South Colorado Blvd, Denver, CO 80246

4,200 SF - Call for Pricing



PROPERTY OVERVIEW

- Rental Rate - Call for Pricing
- NNN estimated at \$5.79/SF for 2018
- 4,200 SF Freestanding building for lease
- Full remodel completed in 2017
- Large illuminated pylon sign on Colorado Blvd
- High traffic counts and strong demographics

DEMOGRAPHICS

TRAFFIC COUNTS:

On Colorado Blvd at Mississippi Ave:	71,988 VPD
On Mississippi Ave at Colorado Blvd:	16,692 VPD

	1 mile	3 mile	5 mile
POPULATION:	22,702	187,811	526,457
EMPLOYEES:	16,735	101,691	408,970
HOUSEHOLDS:	11,778	95,627	253,268
AVG. HH INCOME:	\$93,749	\$108,550	\$90,491



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For more information, contact: **Todd Rosen**

303-912-8200

todd@elevatecre.com

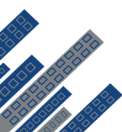
ELEVATE
COMMERCIAL REAL ESTATE

ELEVATE COMMERCIAL REAL ESTATE, LLC | 7430 E CALEY AVENUE, SUITE 315 | CENTENNIAL, CO 80111

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