

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	21,829	188,948	514,643
Average HH Income	\$136,429	\$164,241	\$139,440
Businesses	2,475	14,798	39,387
Employees	21,296	102,465	365,527

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Colorado Blvd north of Arizona Ave

59,386 Cars/day

On Colorado Blvd south of Louisiana Ave

60,407 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

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AVAILABLE FOR LEASE

RETAIL/RESTAURANT SPACE

1233 S. COLORADO BOULEVARD - DENVER, CO



- **Do Not Disturb Tenant!**
- 2,780 SF with Patio
- Great visibility and signage opportunities along Colorado Boulevard.
- Strong demographics and traffic counts.
- Join Starbucks.
- Call for pricing.

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