



**2<sup>ND</sup> FLOOR  
OPPORTUNITY**

**ENTRANCE**

## 2nd Floor Retail Opportunity Can be Live/Work Unit

**Lease Rate: \$28.00/SF NNN**

### Property Features:

- 1,380 SF of interior space with kitchen and bathroom
- Gorgeous roof top deck with city views and pergola (470 SF)
- High visibility and pedestrian traffic
- Perfect for retail, office or small coffee shop
- Next to My Brothers Bar and walking distance to REI and Confluence Park

For more information, please contact:

**AMANDA DOROTIK**

Advisor

720.638.5405

ADorotik@PinnacleREA.com

**JAMIE MITCHELL**

Principal

303.962.9571

JMitchell@PinnacleREA.com



Population

<b>1 mile</b>	38,995
<b>3 mile</b>	233,848
<b>5 mile</b>	477,928



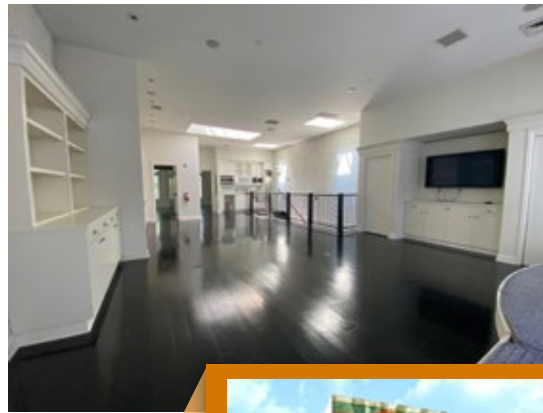
Households

<b>1 mile</b>	21,333
<b>3 mile</b>	114,415
<b>5 mile</b>	217,213



Avg HH Income

<b>1 mile</b>	\$123,997
<b>3 mile</b>	\$93,861
<b>5 mile</b>	\$94,098



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**Pinnacle Real Estate Advisors, LLC**  
One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)