



OFFERING SUMMARY

Available SF: Suite 9810: 624 SF

Lease Rate: \$25.00 SF/yr (MG)

Year Built: 1959

Building Size: 12,258 SF

Zoning: MX-N

PROPERTY HIGHLIGHTS

- Separate outside entrance - storefront
- Unique office/retail space
- Outside signage available



CONTACT:

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SENIOR BROKER ASSOCIATE

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UNIQUE PROPERTIES, INC.

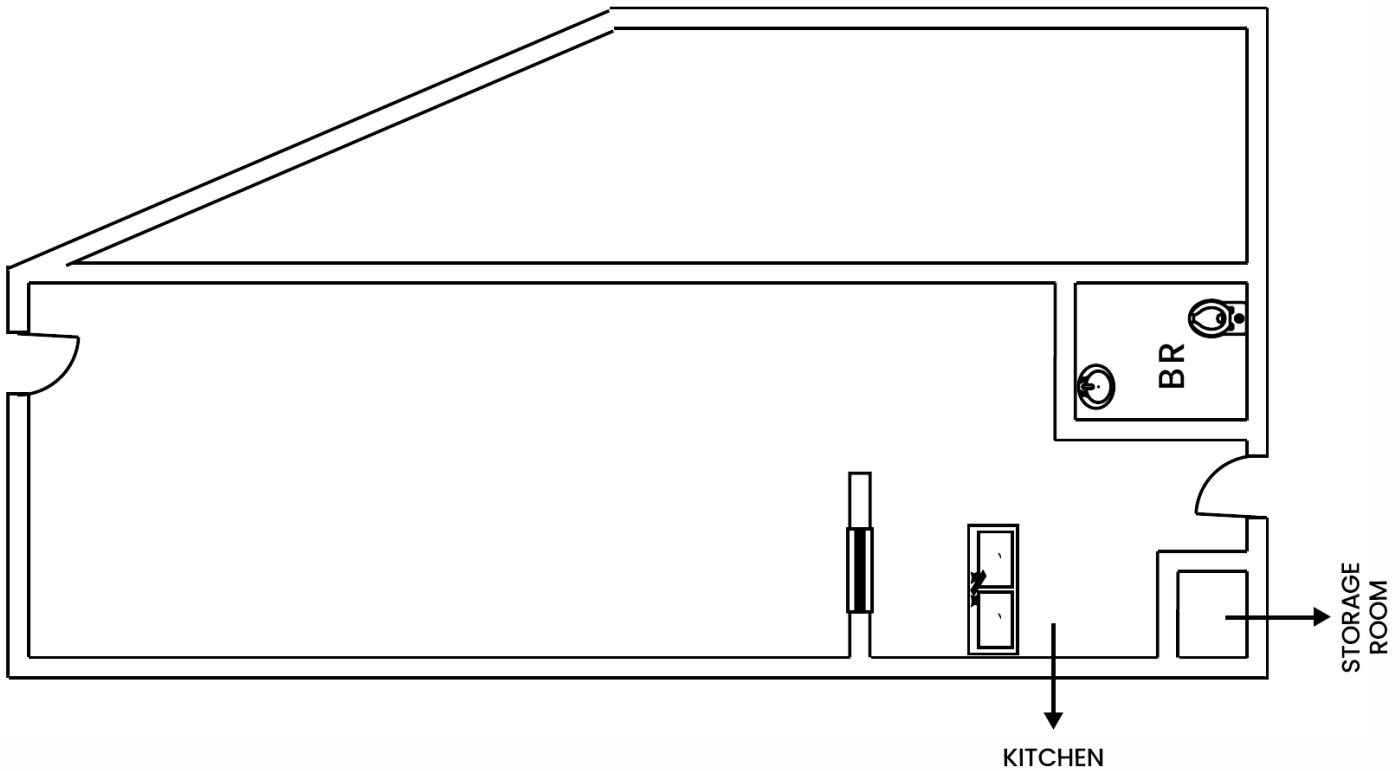
400 S. BROADWAY

DENVER, CO 80209

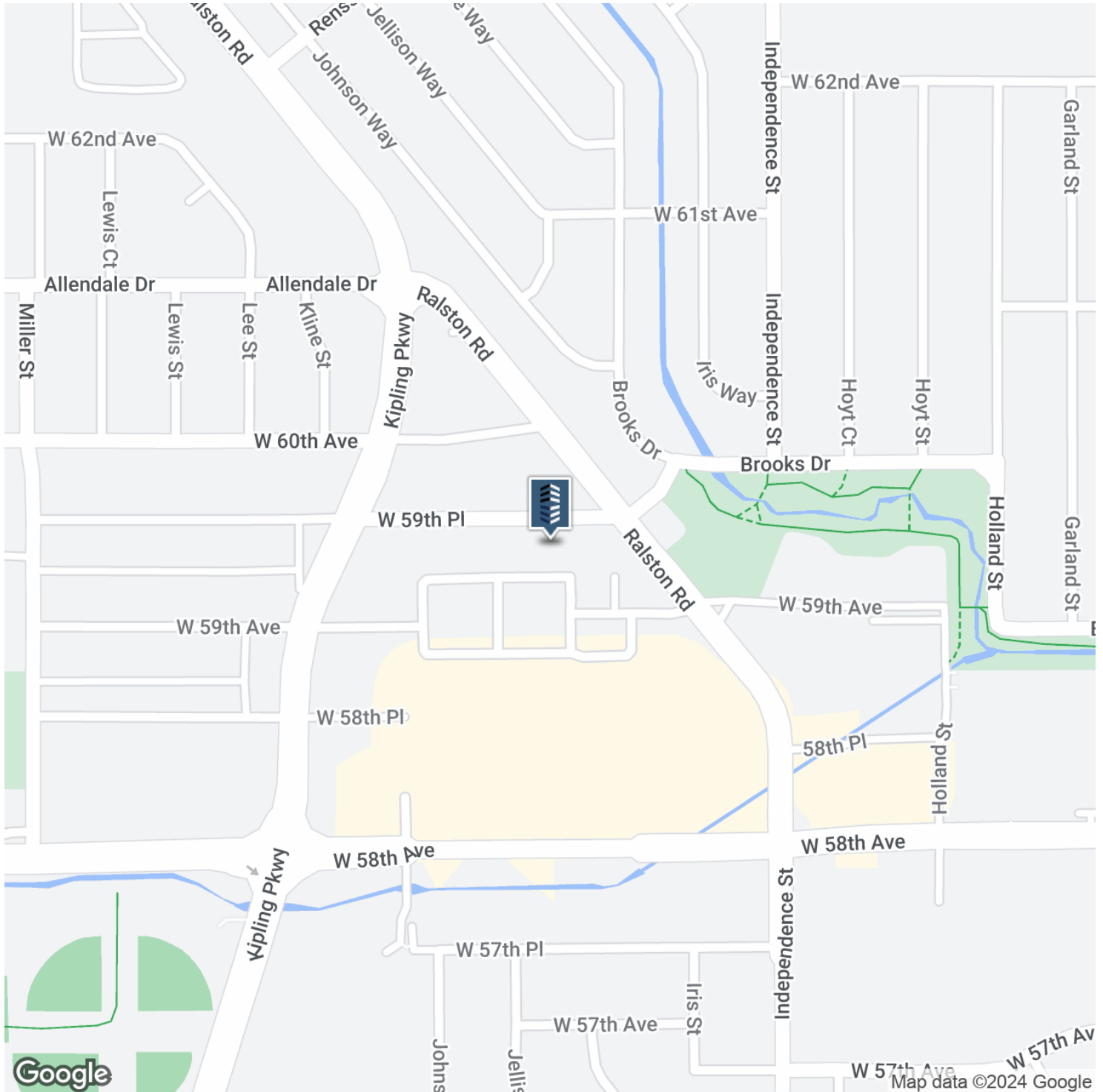
(p) 303.321.5888

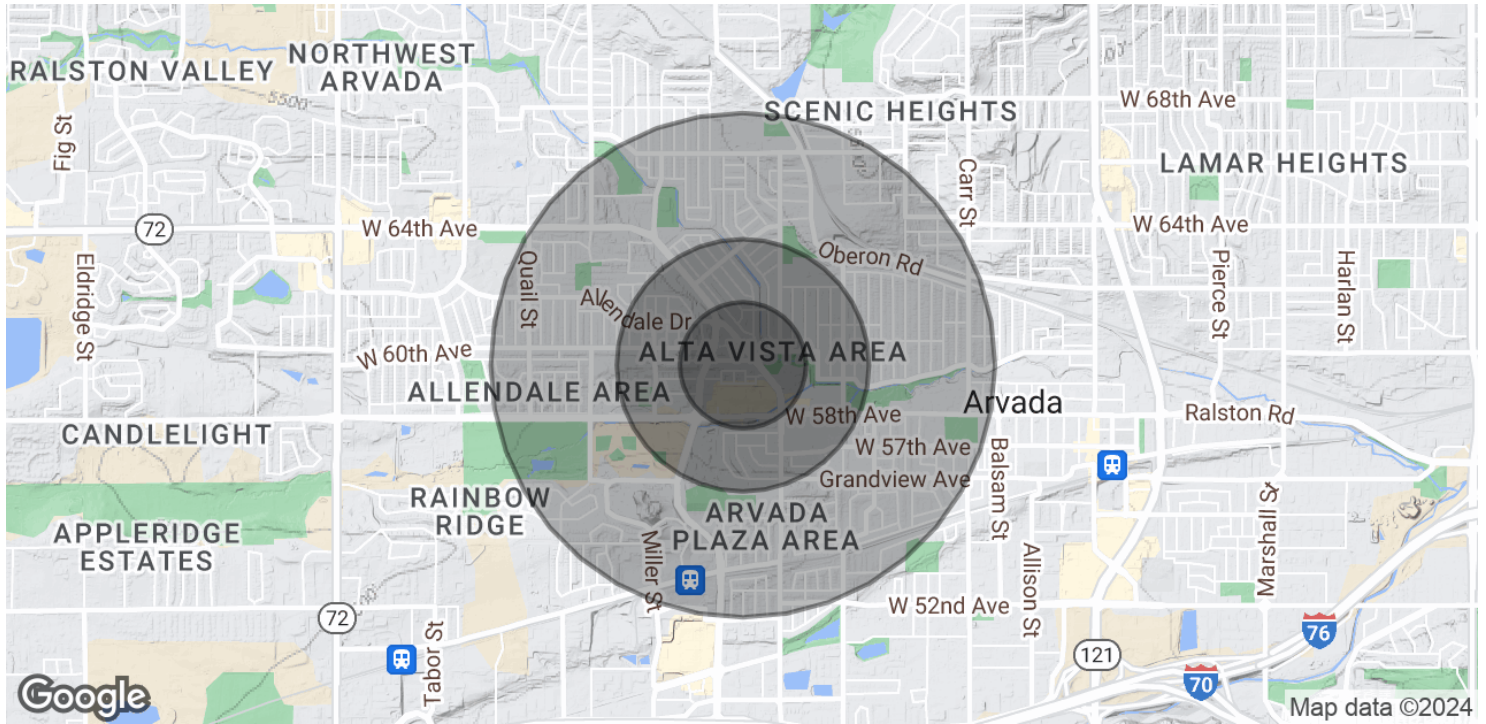
(f) 303.321.5889

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,238	4,365	15,777
Average Age	37.6	37.7	38.8
Average Age (Male)	36.2	37.4	38.1
Average Age (Female)	38.8	38.5	39.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	547	1,900	6,780
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$78,514	\$80,295	\$85,101
Average House Value	\$352,877	\$359,545	\$375,972

2020 American Community Survey (ACS)