

LOCATION



1818 OGDEN STREET

Denver, CO 80218

RETAIL SPACE AVAILABLE



HIGHLIGHTS

NEW 5 STORY MEDICAL OFFICE/RETAIL BUILDING ADJACENT TO UPTOWN MEDICAL DISTRICT.

RETAIL SPACE AVAILABLE

18TH STREET - 8,130 SQUARE FEET
OGDEN STREET - 1,996 SQUARE FEET

STRONG DAYTIME POPULATION WITH PROXIMITY TO HOSPITAL CAMPUSES AND DOWNTOWN DENVER.

28,000 VEHICLES PER DAY AT THE INTERSECTION OF 18TH AND PARK AVENUE WEST ON THE GOING TO WORK PATH TO DOWNTOWN.

DENSELY POPULATED TRADE AREA OF NORTH CAPITAL HILL, CITY PARK WEST AND THE RESIDENTIAL EXPLOSION ALONG PARK AVENUE WEST.

VALET PARKING AVAILABLE FOR EVENINGS AND WEEKENDS.

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DEMOGRAPHICS

| | .5 MILE | 1 MILE | 2 MILE |
|------------------------------|----------|----------|----------|
| 2018 EST. POPULATION | 12,799 | 45,887 | 129,396 |
| 2023 PROJECTED POPULATION | 13,954 | 50,111 | 141,300 |
| 2018 EST. DAYTIME POPULATION | 28,687 | 115,996 | 230,470 |
| 2018 EST. AVG HH INCOME | \$69,414 | \$70,774 | \$90,790 |
| 2018 EST. HOUSEHOLDS | 7,905 | 28,542 | 73,066 |
| 2018 EST. BUSINESSES | 1,892 | 7,146 | 15,120 |

TRAFFIC

PARK AVENUE
12,000 VEHICLES PER DAY

18TH STREET
16,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
PARTNERS

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