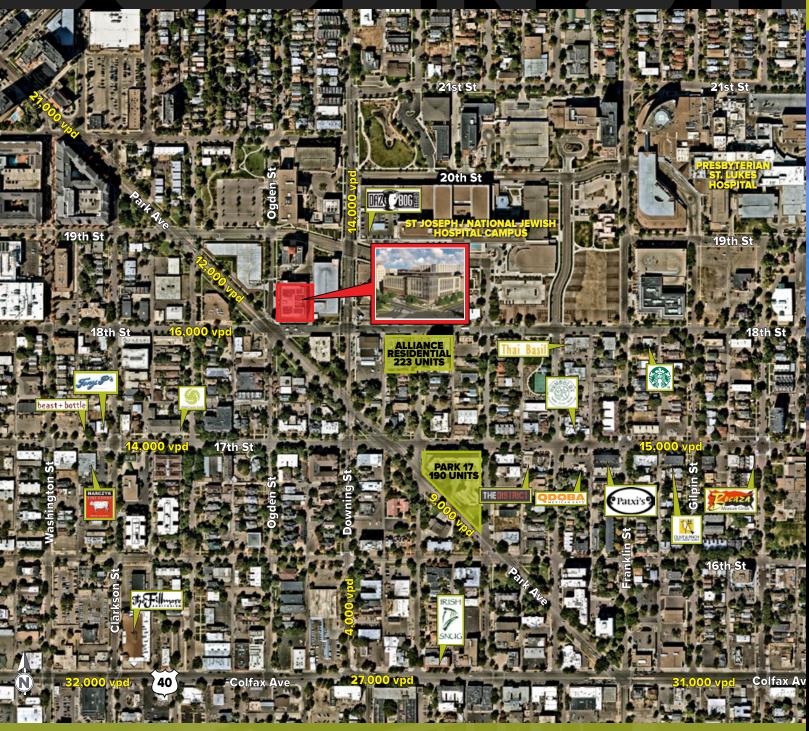
LOCATION



1818 OGDEN STREET

Denver, CO 80218



HIGHLIGHTS

NEW 5 STORY MEDICAL OFFICE/RETAIL

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

RETAIL SPACE AVAILABLE

PROXIMITY TO HOSPITAL CAMPUSES AND

DENSLY POPULATED TRADE AREA OF NORTH

EXPLOSION ALONG PARK AVENUE WEST.

DOWNTOWN DENVER.

WORK PATH TO DOWNTOWN.

BUILDING ADJACENT TO UPTOWN MEDICAL DISTRICT.

STRONG DAYTIME POPULATION WITH

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

Christopher Burton 720.529.2995 | cburton@legendllp.com

Kelly Greene 720.529.2983 | kgreene@legendllp.com









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VALET PARKING AVAILABLE FOR EVENINGS AND WEEKENDS.

CAPITAL HILL, CITY PARK WEST AND THE RESIDENTIAL

(AL) DEMOGRAPHICS

	.5 MILE	1 MILE	2 MILE
2018 EST. POPULATION 2023 PROJECTED POPULATION 2018 EST. DAYTIME POPULATION	12,799 13,954 28,687	45,887 50,111 115,996	129,396 141,300 230,470
2018 EST. AVG HH INCOME	\$69,414	\$70,774	\$90,790
2018 EST. HOUSEHOLDS	7,905	28,542	73,066
2018 FST BUSINESSES	1892	7 146	15 120

TRAFFIC

PARK AVENUE 12,000 VEHICLES PER DAY

18TH STREET 16,000 VEHICLES PER DAY



