HIGHLIGHTS

PROPERTY On-site parking spaces for retail as well as street metered parking

Part of a 250-Unit Multifamily Project

thriving Ballpark district

81 Rockies Game played annually and attended by 2.9 million spectators Located in the heart of the

Adjacent to the new Broadstone Street Multifamily complex which will have 164 units

SITE **INFORMATION**

2,617 SF of retail space available

Lease Rate Negotiable

NNN: \$13.21/SF

	1 MILE	2 MILES	3 MILES
POPULATION (**)	31,706	206,614	441,245
AVERAGE HH INCOME \$	\$101,547	\$81,582	\$84,927
DAYTIME POPULATION	139,501	359,388	623,834
BUSINESSES (SS)	6,381	15,859	28,322

ESRI, 2017 Estimates

MPSI 2016 Estimates

26,173 VPD

On 22nd Street North of Blake Street

19,940 VPD

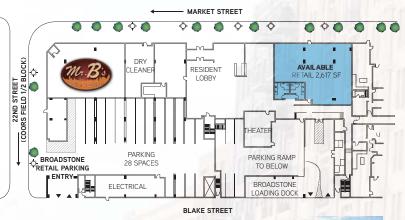
On 22nd Street SE of Market Street

9,824 VPD

On Market Street West of 22nd Street

24,022 VPD

On 22nd Street North of Market Street





TRAFFIC COUNTS

COORS FIELD



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



