

# 275

## Clayton Street

## DENVER, CO

## 8 0 2 0 6



## RETAIL SPACE FOR LEASE



### Building Information

#### RETAIL LEASE RATE:

Contact Broker for Pricing

#### RETAIL NNN:

\$13.91/SF



### Availability

1,490 - 2,674 SF

## Highlights



In the heart of Cherry Creek North, Denver's premier retail destination



Walking distance to restaurants, retail, hotels & Cherry Creek Mall

**3rd AVENUE**

Rare retail availability along 3rd Avenue

### Demographics

#### 1 MILE

#### 3 MILES

#### 5 MILES



Population: 18,768 209,570 513,343



Avg. HH Income: \$147,401 \$91,789 \$79,883



Employees: 21,829 245,281 422,055

Source: ESRI 2016 Estimates



### Traffic Counts

**1ST AVE. EAST OF UNIVERSITY:**  
59,185 VPD

**3RD AVE. EAST OF CLAYTON:**  
8,756 VPD

**1ST AVE. AT CLAYTON:**  
46,572 VPD

Source: MPSI 2015 Estimates



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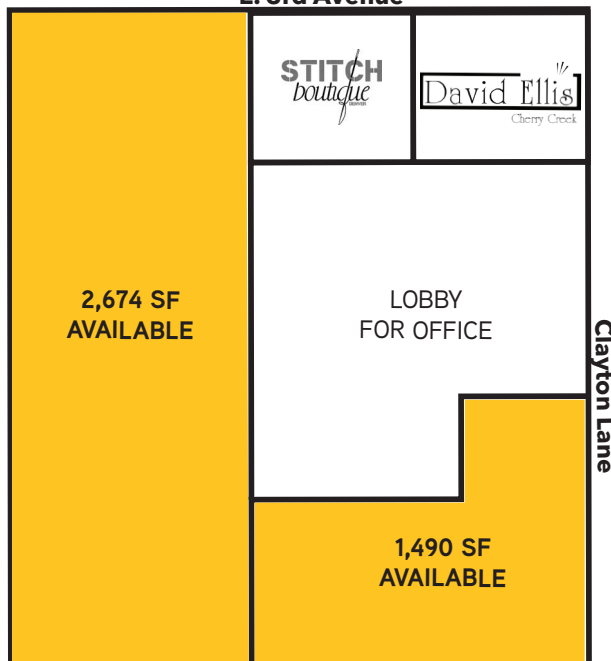


# SITE PLAN



## GROUND FLOOR RETAIL SITE PLAN

E. 3rd Avenue



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