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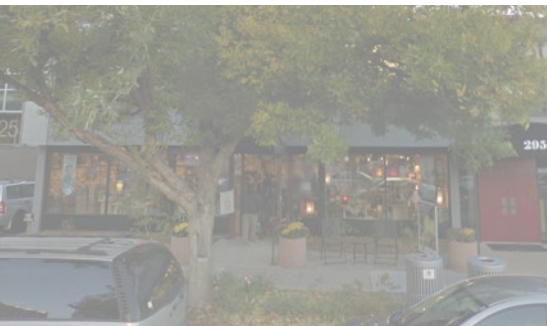
Clayton Street

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 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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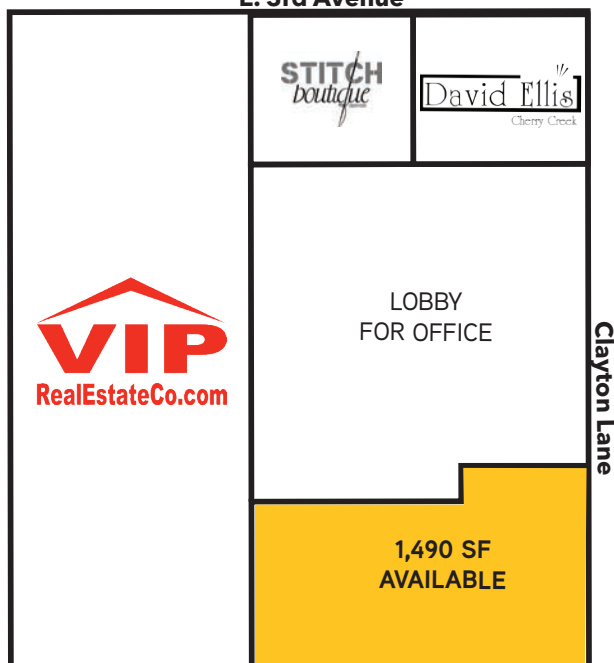


SITE PLAN



GROUND FLOOR RETAIL SITE PLAN

E. 3rd Avenue



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