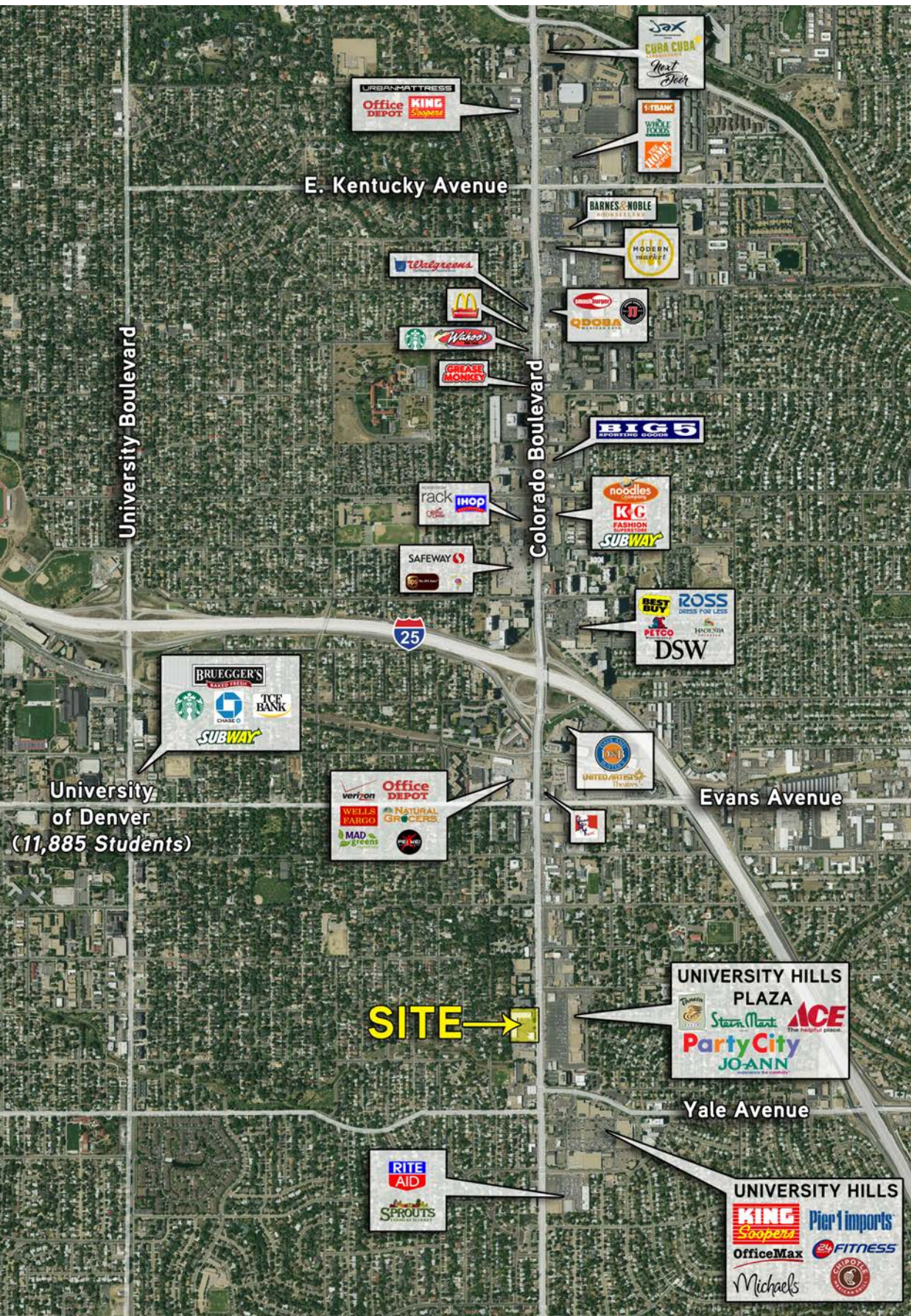




UNIVERSITY HILLS WEST

2553-2555 S. COLORADO BLVD.
DENVER, CO 80222



COLLIERS
INTERNATIONAL
4643 S. Ulster St.
Suite 1000
Denver, CO 80237
www.colliers.com

FOR LEASE › RETAIL SPACE

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.



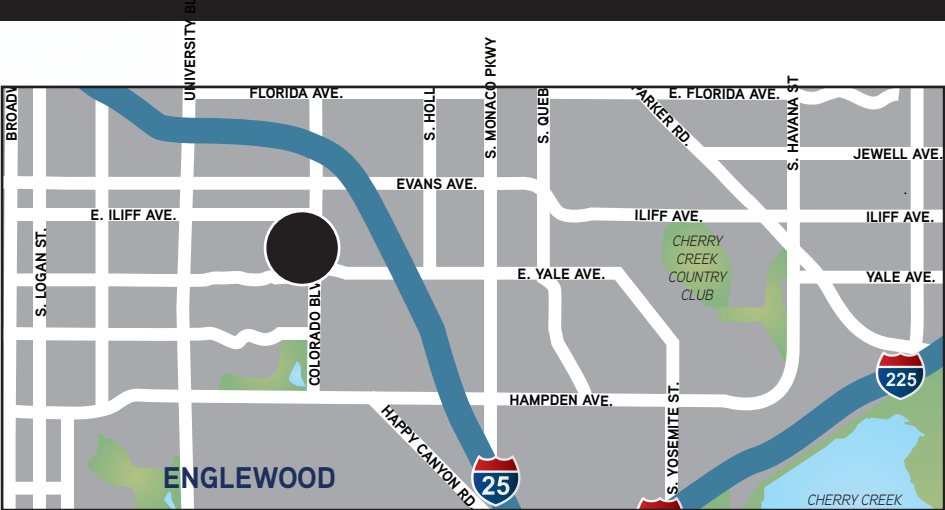
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Building Information

- › SF Available: 2,240 - 4,679 SF
- › Lease Rate: \$20.00 - \$22.00/SF NNN
- › NNN: \$6.76/SF

Highlights

- › Excellent visibility and access along Colorado Boulevard
- › Ample parking
- › Established community
- › Monument signage available

Demographics

	1 Mile	3 Miles	5 Miles
Population:	16,876	155,638	434,224
Average HH Income:	\$104,092	\$95,351	\$90,196
Daytime Population:	25,475	170,278	505,277

Source: ESRI, 2017 Estimates

Traffic Counts

S. Colorado Blvd. North of Yale Ave.:	41,843 VPD
S. Colorado Blvd. South of Yale Ave.:	26,500 VPD
Yale Ave. West of S. Colorado Blvd.:	11,903 VPD

Source: MPSI, 2016 Estimates

Site Plan

