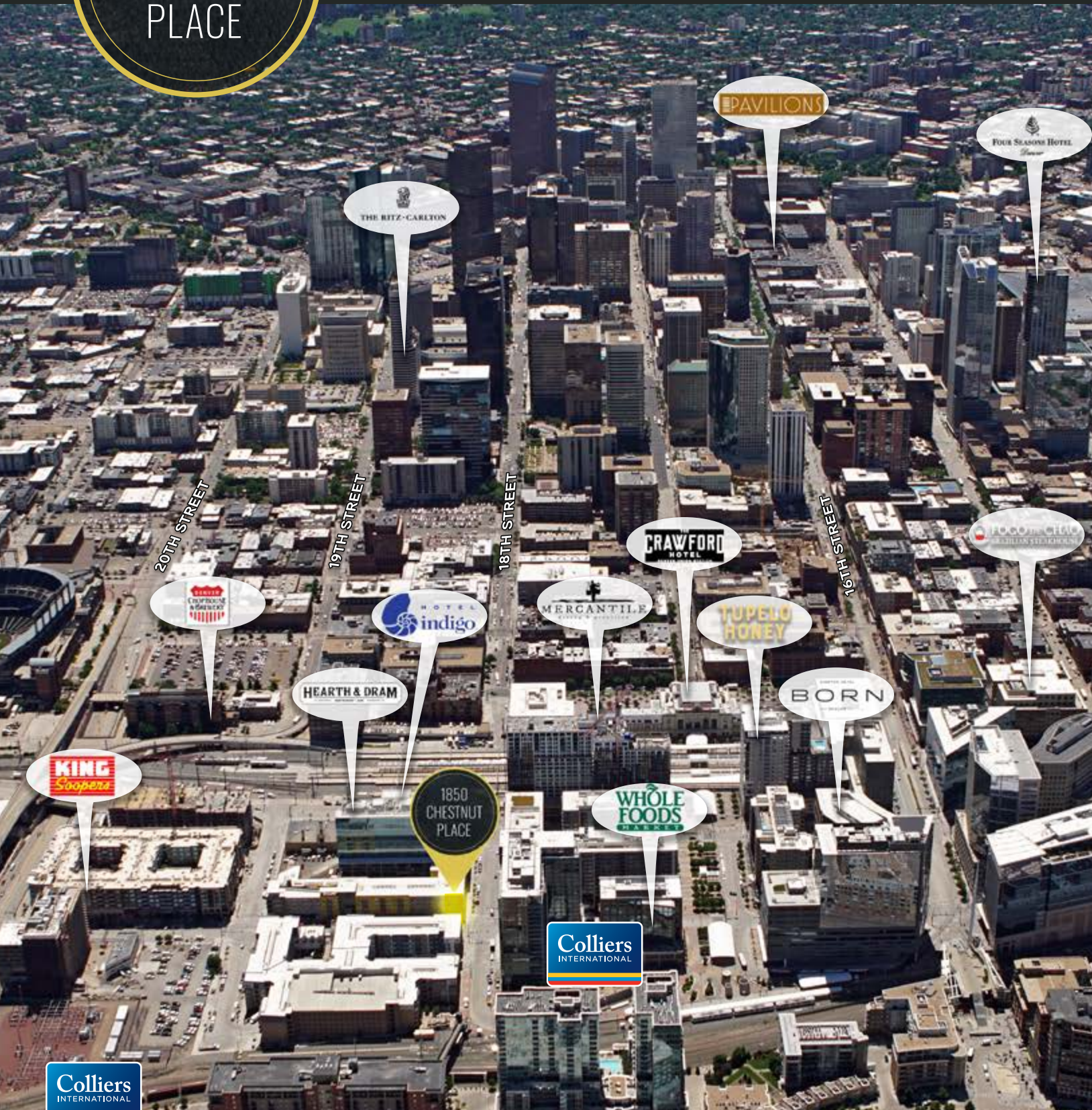


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PLACE



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DENVER, CO 80202 | RETAIL SPACE FOR LEASE



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JAWARA PARTEE | 720 833 4634 | JAWARA.PARTEE@COLLIERS.COM



BUILDING INFO

Broker: Jawara Partee
720 833 4634
jawara.partee@colliers.com

Lease Rate: \$35.00/SF NNN
NNN: TBD
Total Available: 1,100 RSF

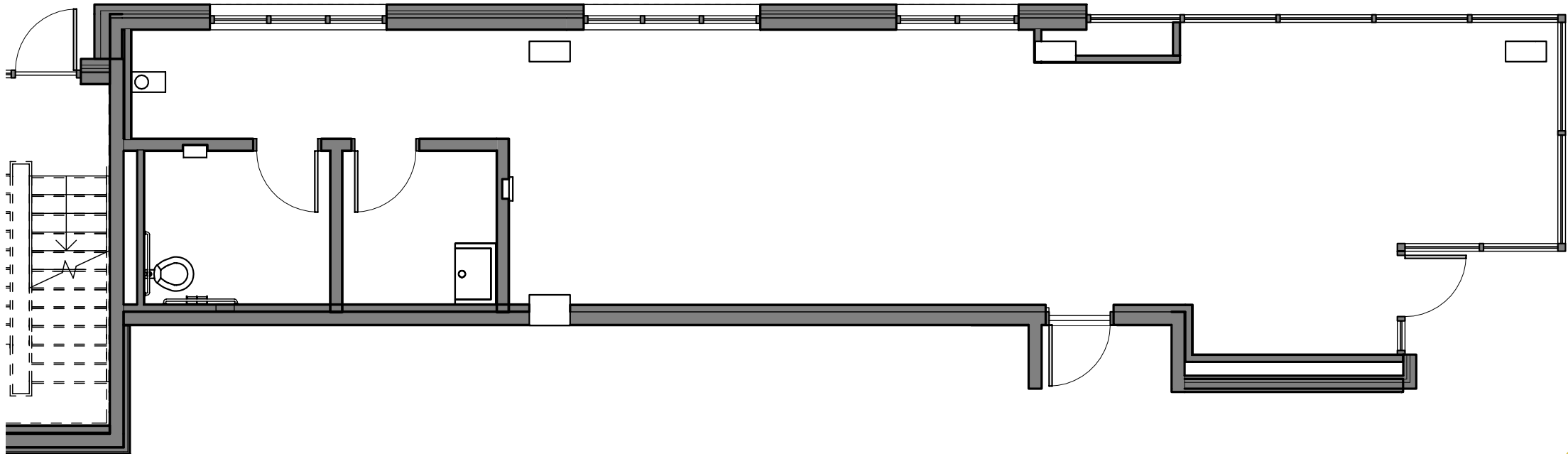
Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,567	13,554	32,981
Daytime Population	4,882	31,821	102,082
Average HH Income	\$181,720	\$147,153	\$124,234

ESRI 2018 Estimate

HIGHLIGHTS

- Ground floor retail space in the heart of Union Station
- Located on the ground floor of Ashley Union Station, a 107 unit multi-family building
- Grease trap and hood in place
- 3 designated retail parking spaces
- Directly across from Hotel Indigo
- Extremely high income area
- Conveniently located between King Soopers and Whole Foods Market



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