



1331 15th Street

Denver, Colorado 80202

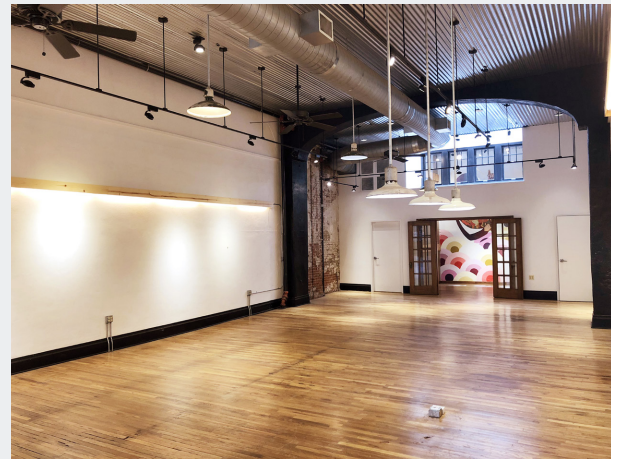
Property Overview

- Prime 2,500 SF ground floor retail space available for lease
- Additional 2,500 SF of basement space is included with the lease at no charge
- Located near a prominent, newly developed corner in Lower Downtown and a half block from Larimer Square
- Excellent street-level exposure in high-traffic area
- Large storefront windows, open layout, hardwood floors, and high exposed ceilings provide abundant natural light
- Steady daytime and evening foot traffic due to close proximity to Central Business District

Lease Rate: \$27.00/SF NNN

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For Lease
2,500-5,000 SF
Highly Visible Ground
Floor Retail Suite



Property Facts

Available SF:	2,500-5,000 SF
Year Built / Renov:	1878 / 1994
Taxes (2017):	\$4.65/SF

For more information:

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Denver, Colorado



Traffic Counts

	Vehicles/Day
Blake Street & 15th Street	13,000
17th Street & Blake Street	17,000
Blake Street & Speer Boulevard	31,000

*Source: SitesUSA

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Demographics

	1 Mile	3 Mile	5 Mile
Population	29,790	226,601	469,546
Average Household Income	\$98,327	\$84,913	\$92,465
Daytime Employees	119,271	237,401	380,295

*Source: SitesUSA