



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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BONNIE BRAE RETAIL/OFFICE BUILDING FOR LEASE

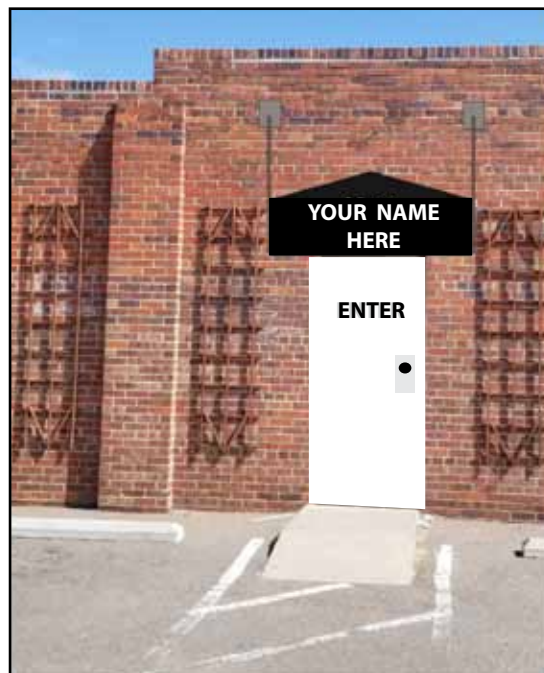
757 S. University, Denver, Colorado 80209

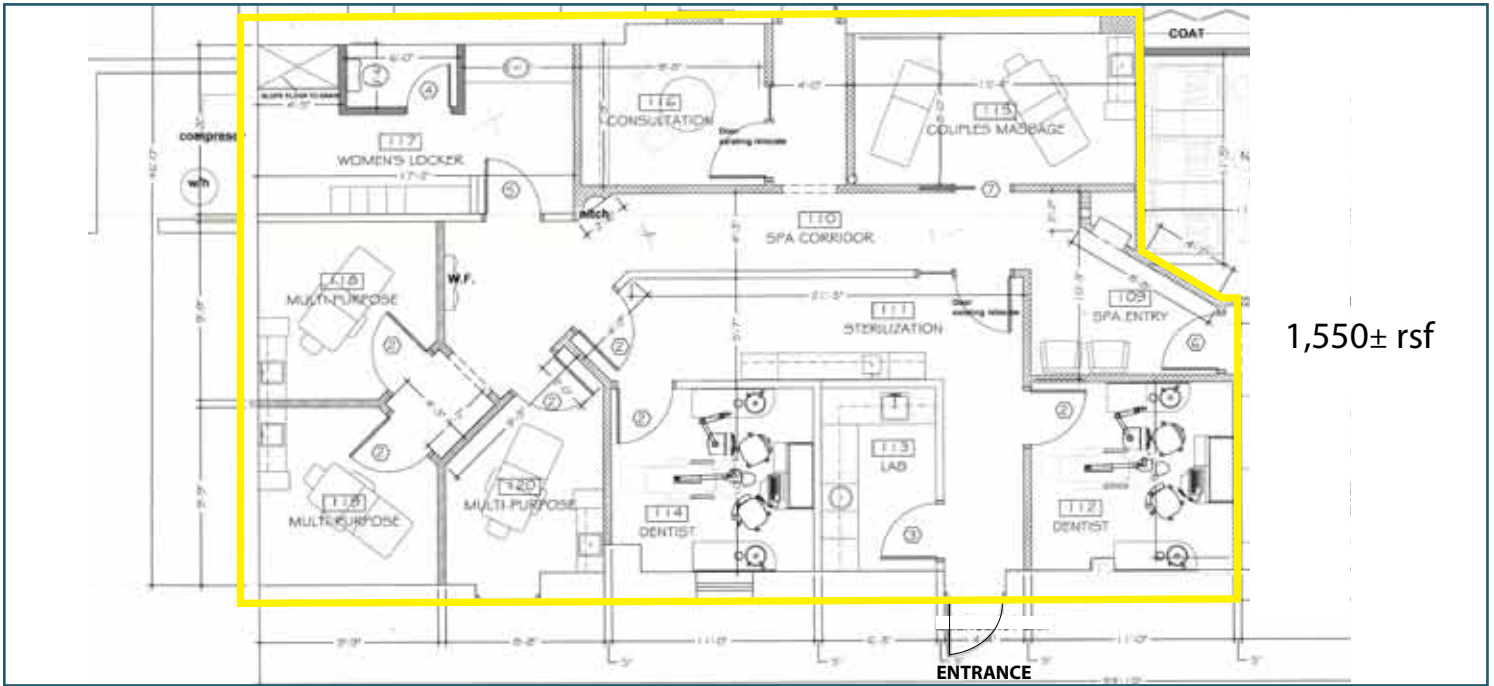


- For Lease: \$27.50/SF NNN (NNN's: \$8.80±/SF)
Tenant responsible for gas, water and electric.
- Retail or Office
- Available Space: 1,550± sq. ft.



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HEART OF BONNIE BRAE - Retail or Office Space For Lease

This 1,550± sq. ft. space is located on University in Bonnie Brae. Great access and visibility. Highly desirable location. There are 6-7 parking spaces.

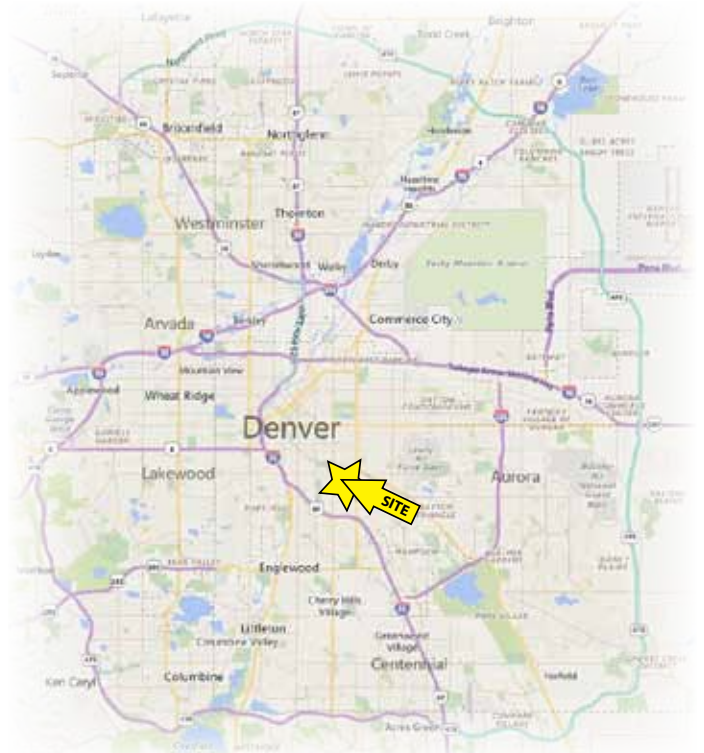
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population:	16,340	208,653	542,803
Households:	7,865	109,734	252,888
Median Household Income:	\$117,786	\$62,808	\$58,068
Median Age:	42.50	36.40	35.20

Traffic:

S University Blvd @ E Center Ave- 40,248 vpd

CoStar 2016



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