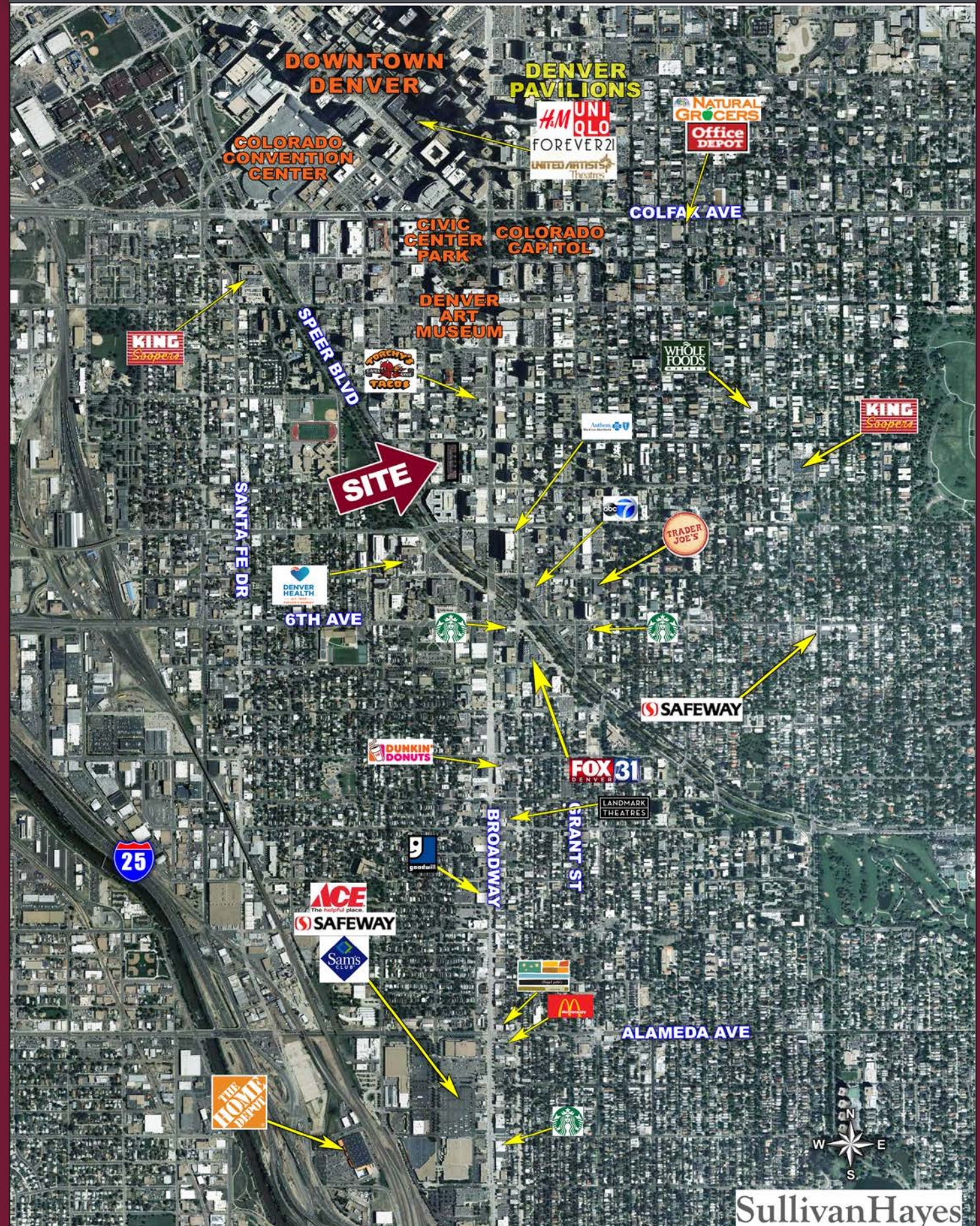


**NEW RESTAURANT/RETAIL SPACE IN LMC'S
NEWEST GOLDEN TRIANGLE DEVELOPMENT LEO & LUX
10TH AVENUE & ACOMA STREET | DENVER, COLORADO**



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INFORMATION

- Two spaces 3,500 SF & 700 SF with great patio potential
- 31 onsite shared parking spaces for retail and additional street parking
- Space under podium summer 2020 with project opening Q1 2022
- Aggressive pricing and TI for qualified groups – inquire for detail.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	42,163	248,044	541,781
Projected Population 2024	47,169	278,555	591,902
Avg. HH Inc.	\$84,015	\$106,680	\$100,260
Employees	90,818	263,892	395,971

Source: ESRI 2019

TRAFFIC COUNTS

On Broadway north of 11th Ave	24,626 cars/day
On Broadway south of 9th Ave	32,419 cars/day
On 10th Ave west of Acoma St	3,099 cars/day*

*Source: DRCOG 2016, *2017*



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