

FOR LEASE

RETAIL SPACE AT ELEMENT 47

NEC CLAY ST AND 22ND AVE

PROPERTY INFO

±4,000 SF RETAIL SPACE FRONTING CLAY STREET

This property is located in the trendy Jefferson Park Neighborhood, which is a dense urban infill area just west of I-25 and Denver Downtown. Just two blocks away is the Empower Field at Mile High and Downtown Denver is easily accessible via Central Platte Valley using the 23rd Ave overpass on I-25.

- + Restaurant infrastructure available
- + Potential to demise
- + Over 400 residents living in 265 residential units at Element 47 by Windsor
- + Highly visible single story construction across the street from Jefferson Park
- + Easy access to Downtown Denver and I-25
- + Call broker for pricing and more information



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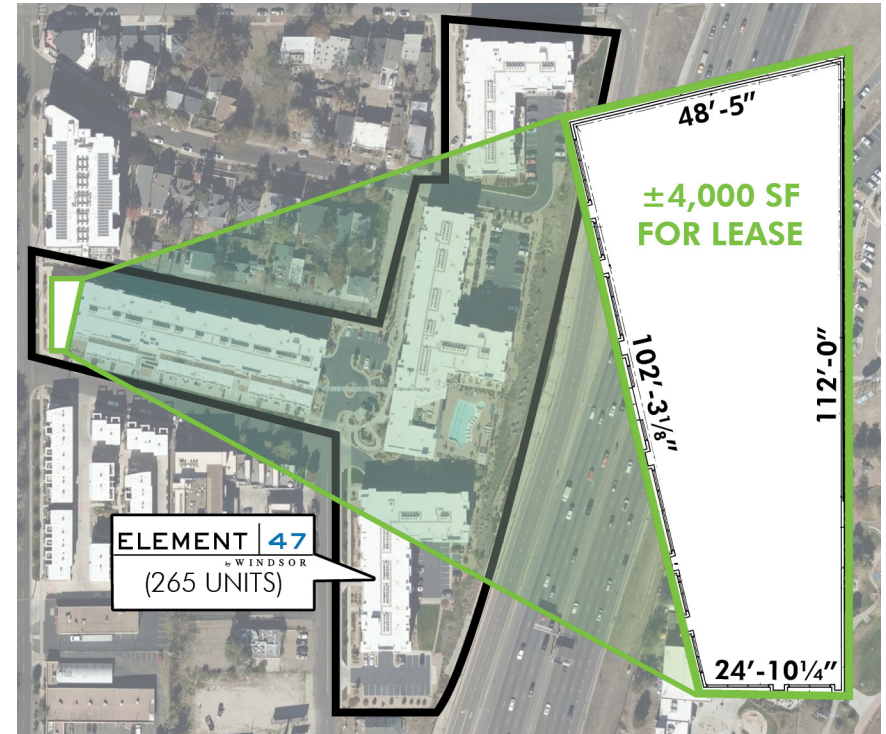
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2020 Demographics

| | 1 Mile | 2 Miles | 3 Miles |
|-------------------------|----------|----------|----------|
| Population | 27,751 | 111,840 | 240,174 |
| Daytime Population | 33,636 | 180,171 | 325,446 |
| Median Household Income | \$77,161 | \$75,583 | \$64,181 |

Source: Esri, 2020



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