

# OFFICE FOR SALE

1169 Colorado Blvd., Denver, CO 80206



<b>SALE PRICE:</b>	\$899,000
<b>LOT SIZE:</b>	0.14 Acres
<b>BUILDING SIZE:</b>	4,367 SF
<b>BUILDING CLASS:</b>	B
<b>ZONING:</b>	G-MU-5

## PROPERTY OVERVIEW

Located at the corner of 12th Ave. and Colorado Blvd., this building is visible to over 55,000 vehicles per day traveling on Colorado Blvd. This property is a prime location and space for law, dental, day spa or other medical suites. The neighborhood includes 12th Ave shops (ice cream, cafe bakery, wine bar, restaurants) and Colorado Blvd shops at 7th, 8th & 9th Ave (Snooze Restaurant, Trader Joe's, Starbucks, Chipotle & others). There is a 2nd inside staircase at rear entry door for both units as well as separate utilities for each level, 2 hot water heaters, 2 furnaces, 1 air conditioning unit located on the main level.

## PROPERTY FEATURES

- Location, Location, Location
- Great signage on Colorado Blvd.
- Walking distance to Rose Medical Center and National Jewish

**KW COMMERCIAL**  
901 Auraria Pkwy, Ste. 301  
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# PHOTOS

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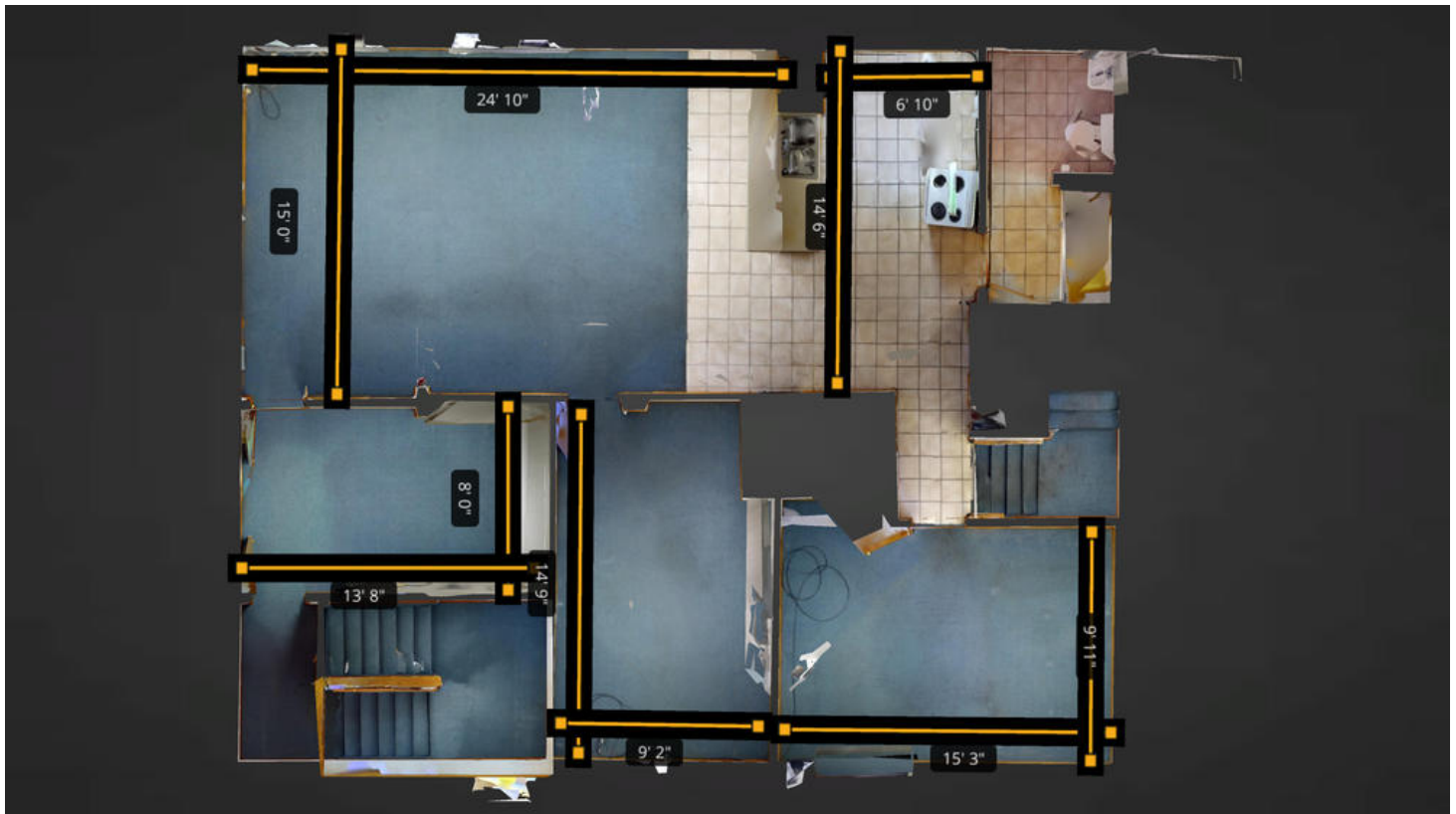
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# SITE PLAN - FLOOR 1

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# SITE PLAN - FLOOR 2

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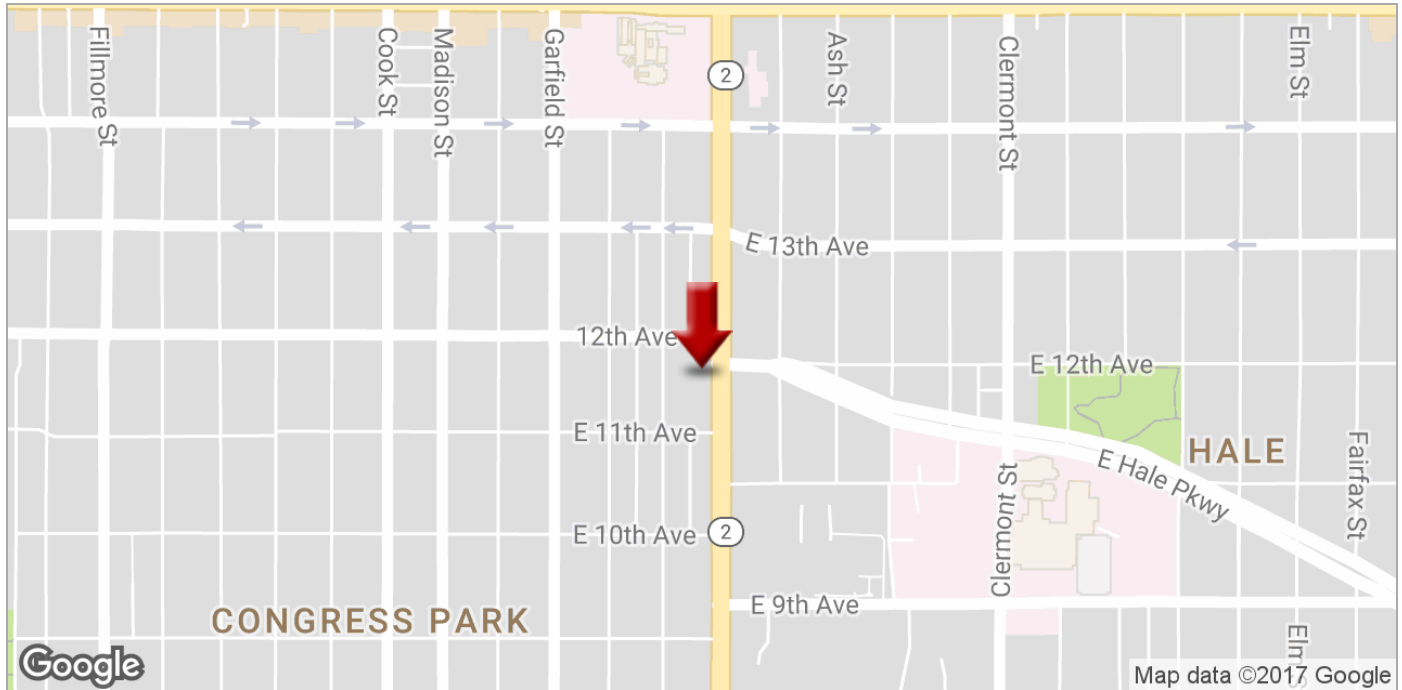
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# LOCATION MAP

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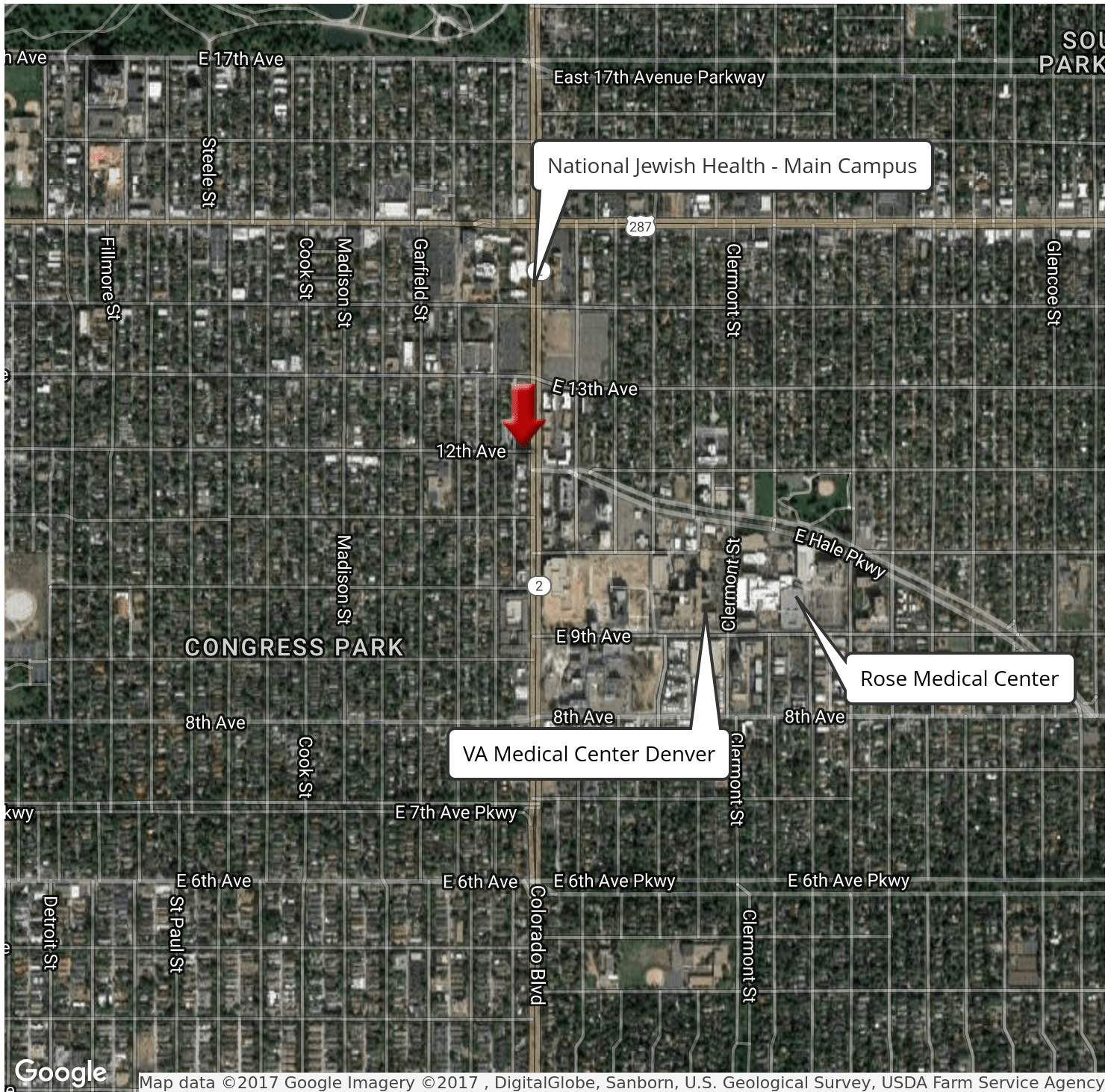
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# MEDICAL/DENTAL/HEALTH RELATED

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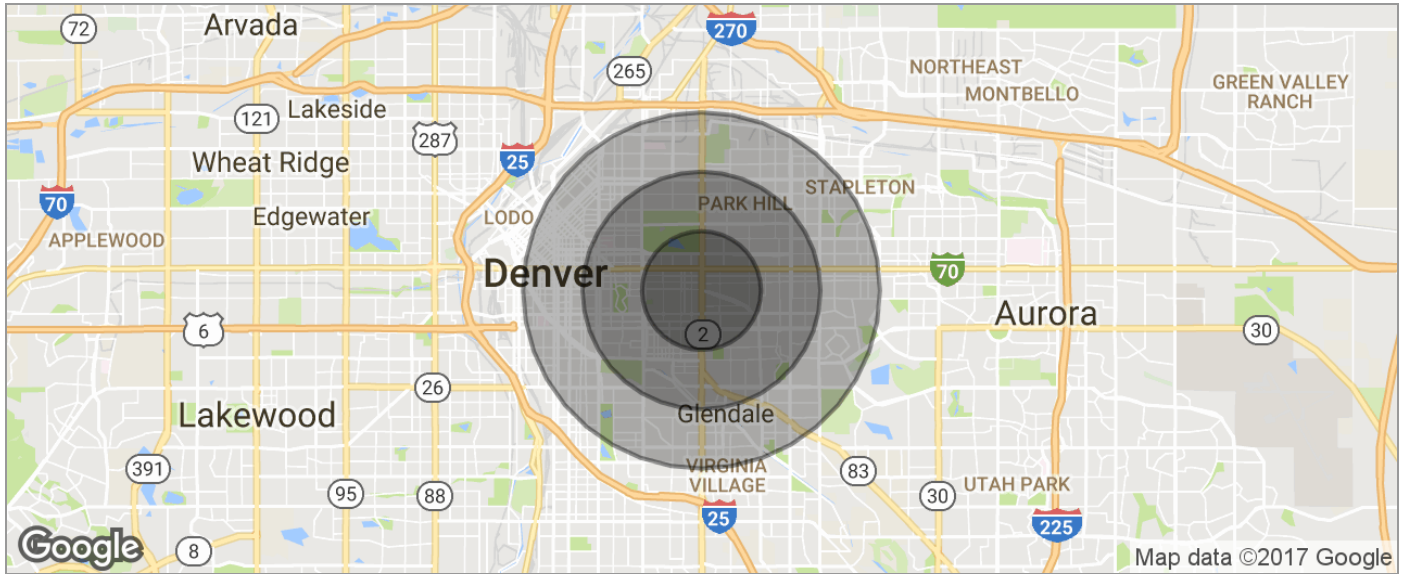
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# DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	22,210	76,668	181,183
MEDIAN AGE	36.6	39.0	36.6
MEDIAN AGE (MALE)	37.0	39.0	36.9
MEDIAN AGE (FEMALE)	36.2	38.9	36.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	12,094	39,574	93,875
# OF PERSONS PER HH	1.8	1.9	1.9
AVERAGE HH INCOME	\$90,712	\$101,761	\$82,486
AVERAGE HOUSE VALUE	\$499,153	\$534,511	\$456,854
<b>RACE</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
% WHITE	82.3%	79.6%	76.2%
% BLACK	7.3%	11.2%	13.5%
% ASIAN	4.8%	3.1%	2.7%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.4%	0.6%	0.8%
% OTHER	1.1%	1.8%	3.7%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
% HISPANIC	6.9%	9.0%	14.6%

\* Demographic data derived from 2010 US Census

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