



2306 East 6th Avenue

Denver, Colorado 80206

Property Overview

- Free-standing retail building in coveted Cherry Creek North available for lease
- Full building renovation completed 1Q 2019
- Prominent location at the SEC of University Boulevard & 6th Avenue provides excellent visibility and exposure
- Pedestrian friendly neighborhood and ranked Very Walkable with a Walk Score of 83
- Close proximity to Cherry Creek Mall, Cherry Creek North Shopping District, Congress Park, and more
- Strong population growth and above average incomes

Lease Rate: \$28.00/SF NNN

Property Facts

Available SF:	3,522 SF
Building SF:	5,256 SF
Year Built / Renov:	1926 / 2019
Lot Size:	8,125 SF
Parking:	8 spaces
Zoning:	U-MX-3

For more information:

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Retail For Lease
2306 E. 6th Avenue
Denver, Colorado



Demographics

	1/2 Mile	1 Mile	3 Miles
Daytime Employees	5,410	21,357	274,214

*Source: SitesUSA

Traffic Counts

	Vehicles/Day
6th Ave & University Blvd	21,000
Josephine St & 6th Ave	15,000
University Blvd & 3rd Ave	16,000

*Source: SitesUSA

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