

RETAIL SPACE AVAILABLE

2255 CHAMPA STREET | DENVER, COLORADO



INFORMATION

- Total SF = 3,996
- 2,994 SF & 1,002 SF suites available
- Significant nearby growth with close proximity to CBD, RiNO, Cap Hill and Five Points
- High ceilings with significant natural light
- Leasing rate: Negotiable
- Available now!
- Great opportunity for fitness, service, medical, or coffee

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	44,397	228,560	476,197
Avg Household Inc	\$113,677	\$101,435	\$67,381
Employees	124,519	253,036	390,008
Businesses	7,272	17,734	29,809

Demographics Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

On Champa St southwest of Park Ave	6,090 cars/day
On Champa St northeast of Park Ave	7,990 cars/day ²
On Park Ave northwest of Broadway	11,028 cars/day ¹

Source: DRCOG 2018, ¹2017, ²2015

5570 DTC Parkway | Suite 100 | Greenwood Village, Colorado | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
B R O K E R A G E

we are
RETAIL

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

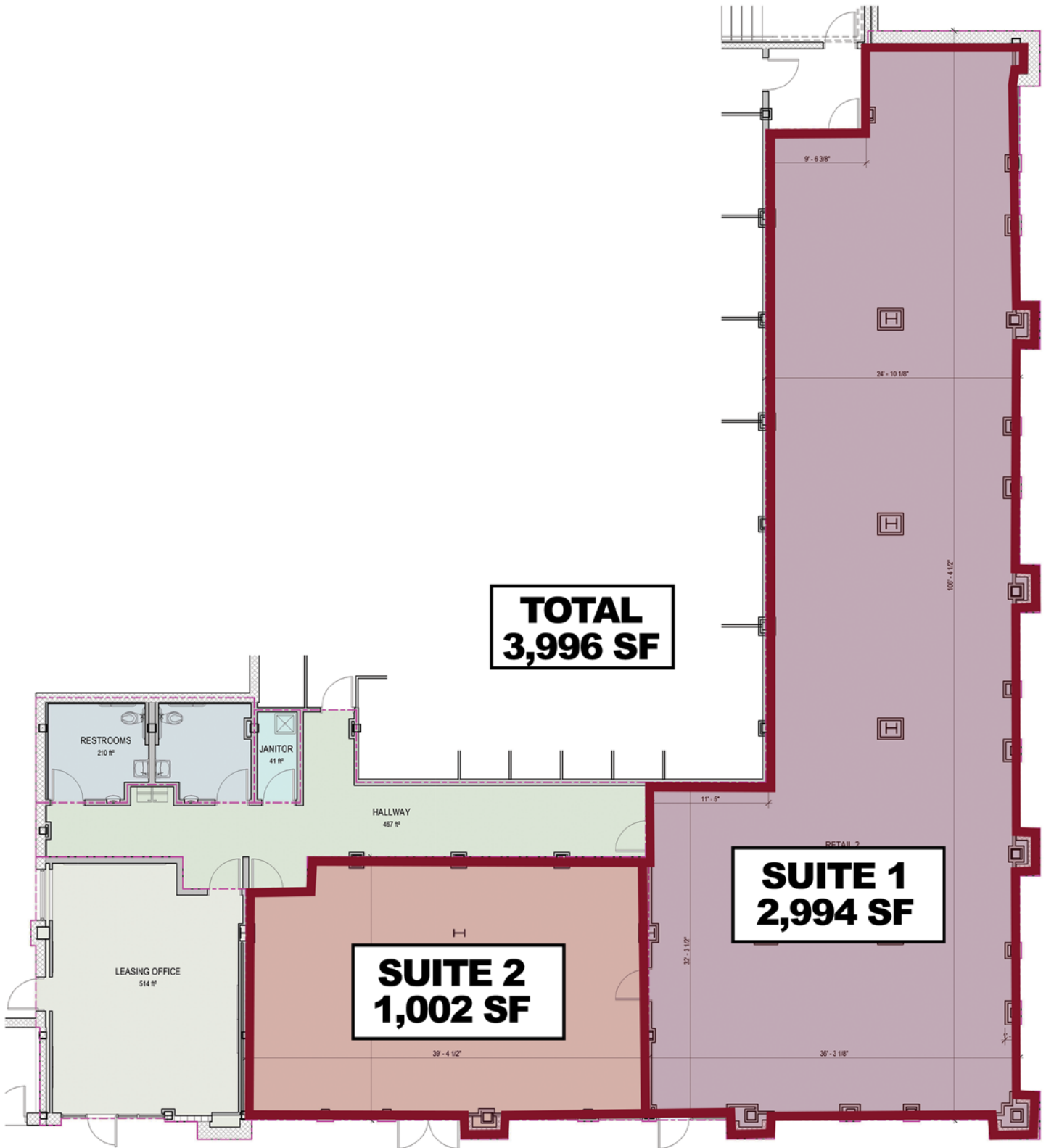
AGENCY
DISCLOSURE

Ryan Kiernan
303.370.7466 | rkiernan@sullivanhayes.com

Courtney Key
720.382.7514 | ckey@sullivanhayes.com

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PARK AVE

CHAMPA ST