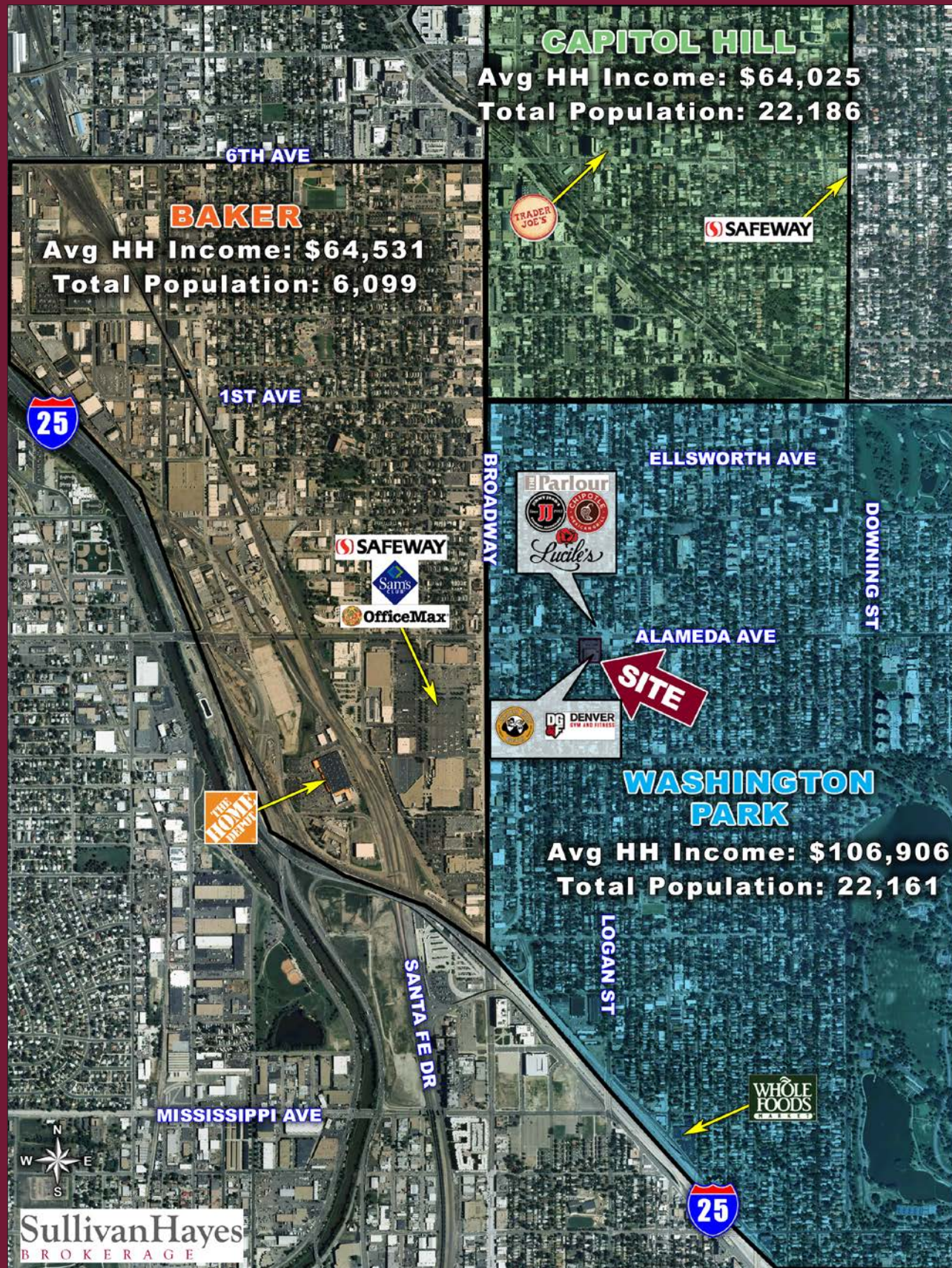
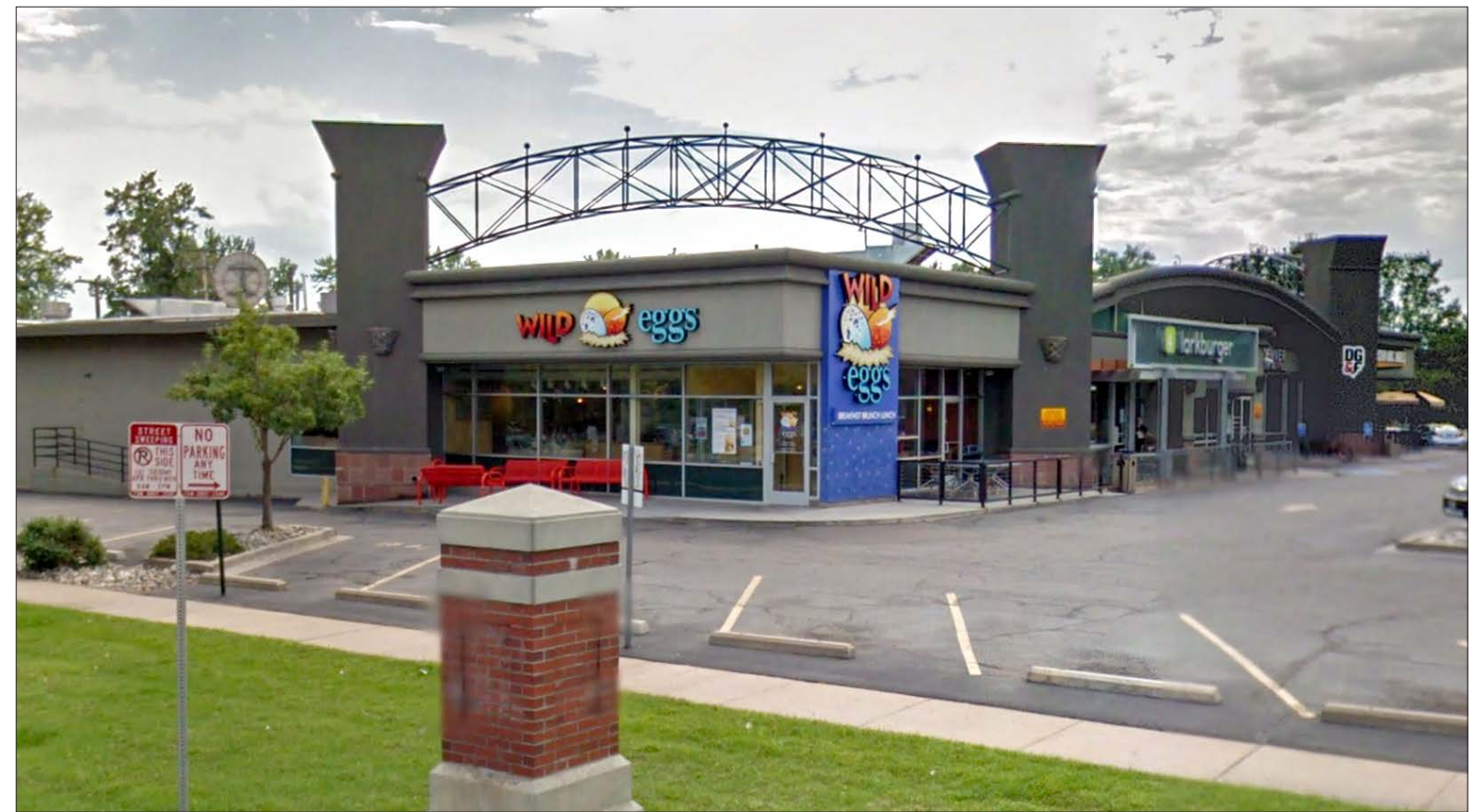


AREA NEIGHBORHOOD COMPARISON OF INCOME & POPULATION



SWC ALAMEDA AVE & LOGAN ST - RESTAURANT OPPORTUNITY

300 ALAMEDA AVENUE | DENVER, COLORADO 80209



- INFORMATION**
- Available space: 4,889 SF (south end cap), 2,393 SF - spaces can be combined
 - \$35.00 + \$11.01 NNN
 - New storefront and façade on 2,400 SF end cap
 - National coffee user leasing the north end cap



TRAFFIC COUNTS

On Alameda Ave west of Logan St	27,082 cars/day
On Logan St south of Alameda Ave	14,074 cars/day*

Source: DRCOG 2012, *2013

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	25,836	226,737	554,050
Avg Household Inc	\$106,387	\$97,753	\$95,984
Employees	15,986	282,779	413,209
Businesses	1,693	23,457	38,778

Demographics Source: Applied Geographic Solutions 2018

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TURNKEY RESTAURANT OPPORTUNITY IN THE HEART OF WASH PARK

