

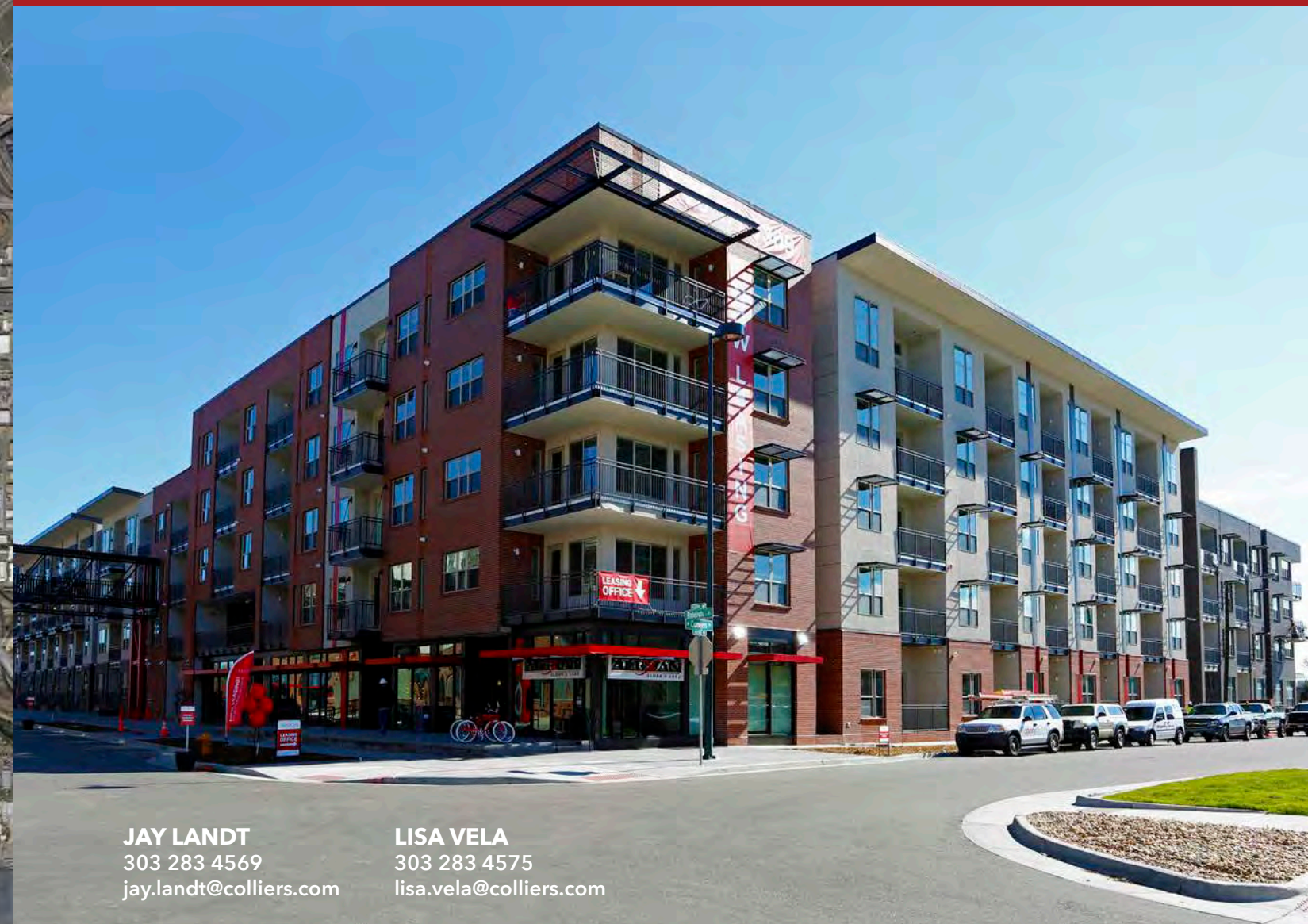


Regatta Sloan's Lake Retail Space

1565 RALEIGH STREET

Denver, Colorado 80204

5,070 TOTAL SQ. FT. AVAILABLE



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

highlights

- Retail/restaurant space on ground floor of high-end 369 unit Regatta at Sloan's Lake Multi-family building
- 5,070 SF space with potential for a restaurant user
- End-cap with patio
- Over 115' of frontage
- Shared grease trap, venting for hood
- 30' ceilings
- 300 car parking garage
- Directly north of Sloan's Lake Tap & Burger

demographics

	1 MILE	3 MILES	5 MILES
Population	26,181	199,059	472,509
Daytime Population	18,052	312,781	611,952
Average HH Income	\$60,362	\$79,985	\$80,357

Source: ESRI 2018 Estimates

traffic counts

Colfax Avenue East of Raleigh Street	31,389 VPD
Colfax Avenue West of Raleigh Street	12,476 VPD

Source: MPSI 2017 Estimates

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Total Available: 5,070 SF
Lease Rate: \$28.00/SF
NNN: \$5.28/SF

location



site plan

