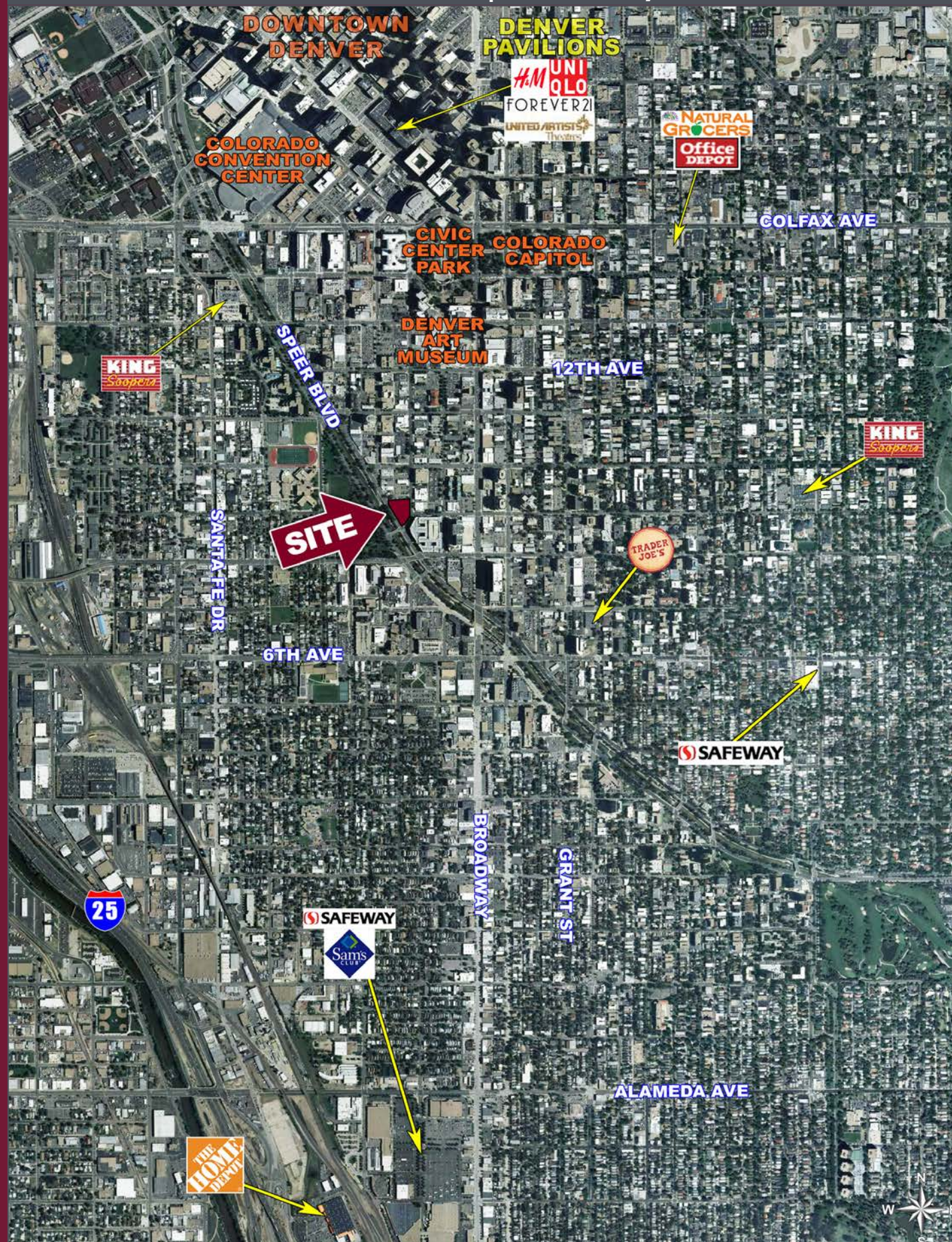


RETAIL/RESTAURANT SPACE AT PARQ ON SPEER

909 BANNOCK STREET | DENVER, COLORADO



RETAIL/RESTAURANT SPACE AT PARQ ON SPEER

909 BANNOCK STREET | DENVER, COLORADO



INFORMATION

- 12,500 SF of ground floor retail in Golden Triangle Neighborhood
- Join Choice Market. Looking for restaurants!
- Dense area with several residential projects under construction or recently completed
- Across the street from UC Health, large daytime employer
- Limited retail space available in area...captive audience on site (302 residential units)
- Retail space available now

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SullivanHayes
B R O K E R A G E

we are
RETAIL
A MEMBER OF
CHAINLINKS
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RESIDENTIAL PROJECTS COMPLETED / UNDER CONSTRUCTION



TRAFFIC COUNTS

On N Speer Blvd south of Bannock St	24,727 cars/day
On S Speer Blvd south of Bannock St	20,312 cars/day*
On Bannock St north of 10th Ave	4,148 cars/day ¹

Source: DRCOG 2016, 2013, 2017¹*

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population	38,363	239,979	537,183
Avg Household Inc	\$70,373	\$96,458	\$95,195
Employees	78,908	270,374	410,056
Businesses	5,383	22,544	37,685

Source: Applied Geographic Solutions 2018

