

HARD CORNER INFILL RETAIL LOCATION AVAILABLE

3248 CHAMPA STREET (AT DOWNING ST & MLK JR BLVD) | DENVER, CO 80205



FEATURES

- 9,700 SF Corner Lot
- Highly Visible
- Rare Free Standing Infill Signalized Corner
- Outstanding Demographics
- Walking Distance to RTD Light Rail
- Strategic Traffic Patterns



DEMOGRAPHICS

Source: Allocate 2017

	1 MILE	2 MILE	3 MILE
Population	27,762	99,171	189,305
Avg Household Inc.	\$69,037	\$72,627	\$81,482
Employees	13,261	171,930	242,326
Businesses	1,511	12,214	18,896

TRAFFIC COUNTS

Source: DRCOG 2016* & COSTAR

On MLK Jr Blvd east of Downing St	8,619 cars/day ¹
On Downing St north of Champa St	15,602 cars/day ¹
On Downing St south of MLK Jr Blvd	12,054 cars/day

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B R O K E R A G E



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BROKERAGE

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