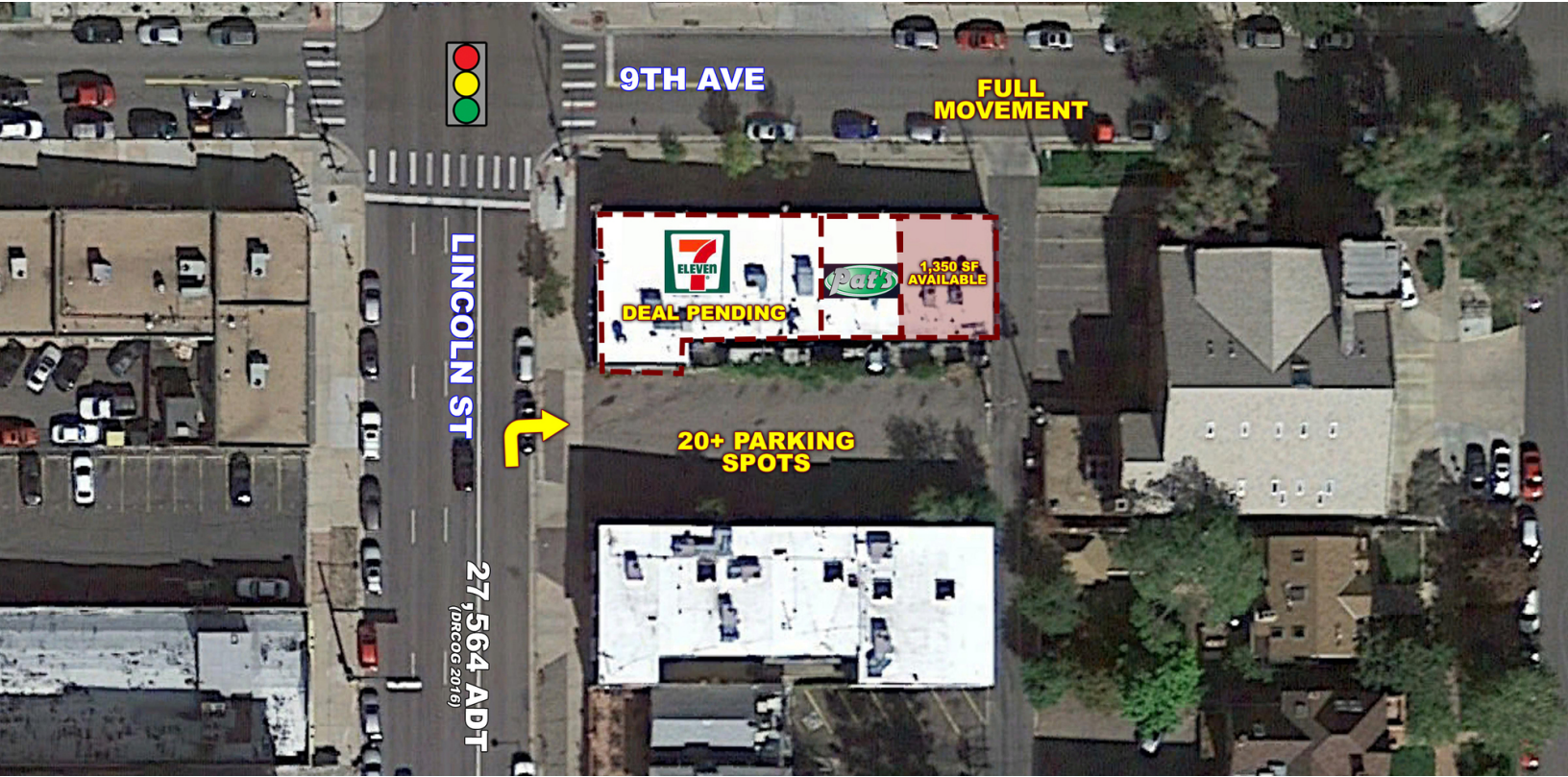


9TH AVENUE & LINCOLN STREET - SEC

9TH AVENUE & LINCOLN STREET | DENVER, CO 80203



PROPERTY HIGHLIGHTS

- Available for lease
- Lighted, full-turn intersection
- Rare street-level parking for exclusive retail use - over 20 spaces
- Up to 2,600 SF of retail space available
- Units available from 1,250 SF to 2,600 SF
- Excellent population densities in the immediate trade area
- Massive daytime population densities
- Space can be delivered in "vanilla" shell condition
- Tenant allowance available

DEMOGRAPHICS

	1 MILE	1.5 MILES	2 MILES
Population	43,661	76,150	117,063
Avg HH Income	\$72,088	\$78,253	\$84,428
Employees	70,930	146,478	206,452
Businesses	5,506	10,852	15,752

TRAFFIC COUNTS

Source: DRCOG *2011, *2015, *2016

On 9th Ave. west of Sherman St.	4,125 cars/day
On Lincoln St. south of 9th Ave.	27,564 cars/day
On Lincoln St. south of 8th Ave.	27,447 cars/day
On Lincoln St. north of 6th Ave.	28,657 cars/day

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Grant Maves

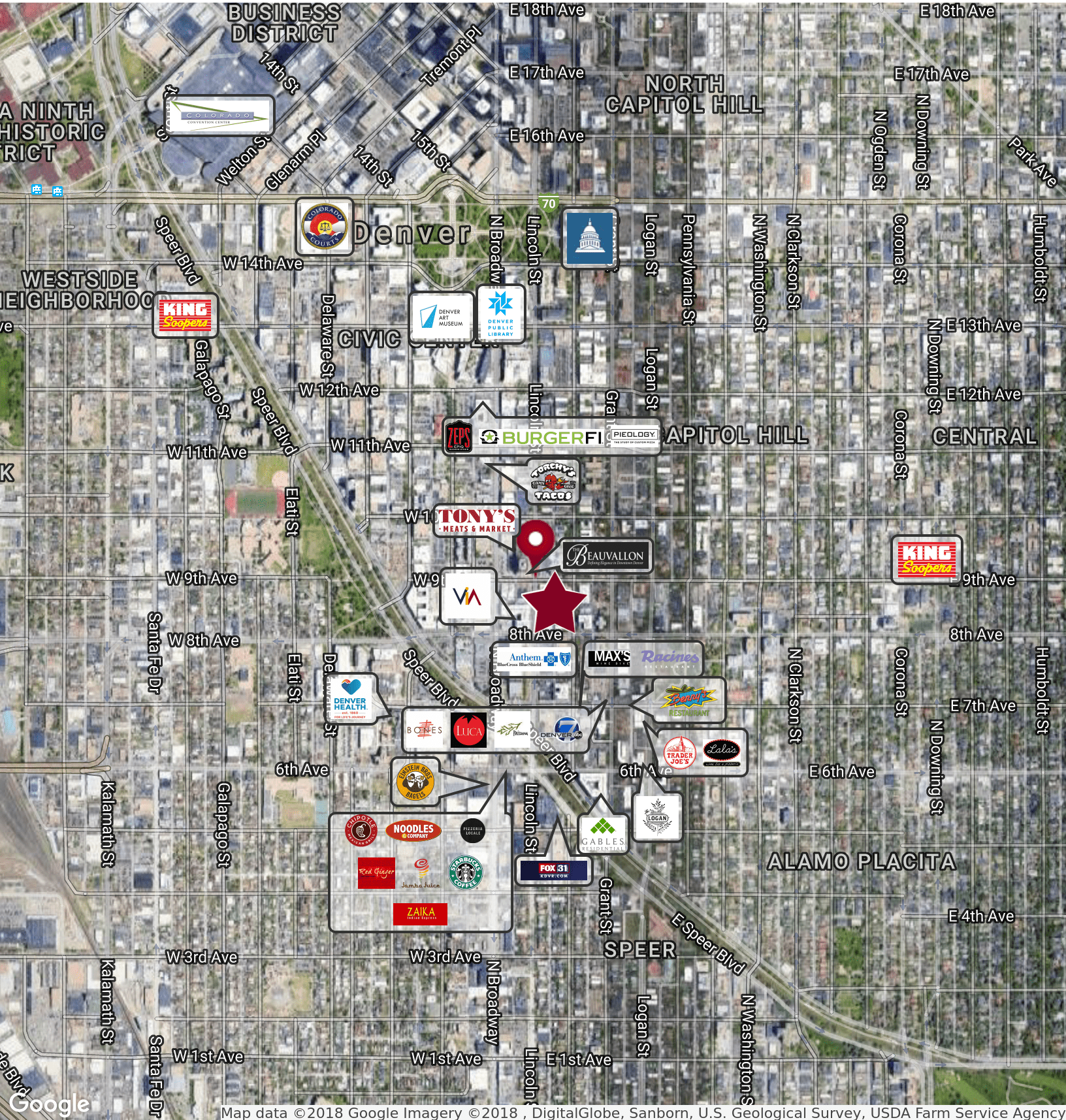
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SEC 9TH AVE. & LINCOLN ST.

9TH AVENUE & LINCOLN STREET | DENVER, CO 80203



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