



FITNESS SPACE AVAILABLE

721 QUEBEC ST • DENVER, CO 80220

2100 SF • \$6,426/mo plus NNN

FOR AVAILABILITY CONTACT

PAT MCHENRY

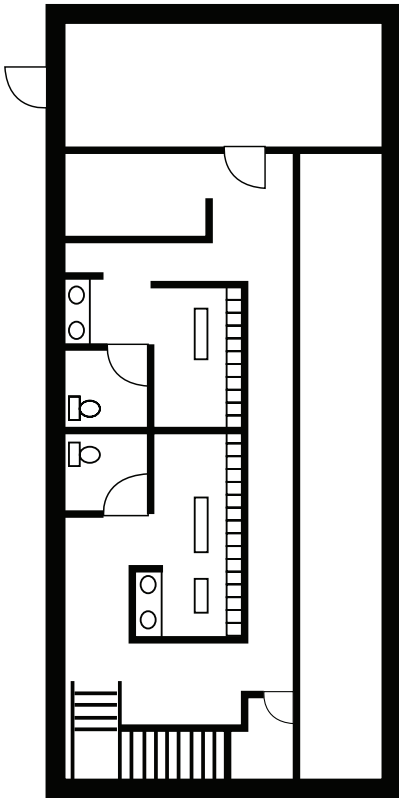
303.668.9593

PMCHENRY@CITYSTREETINVESTORS.COM

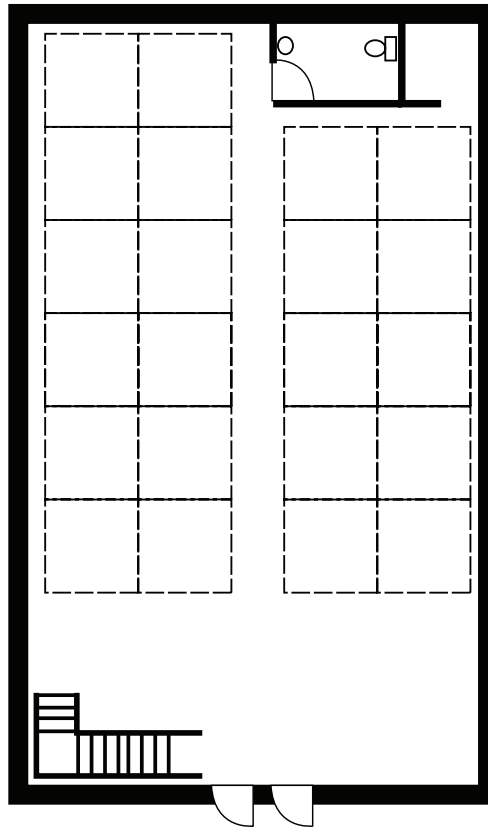
CITYSTREETINVESTORS.COM



BASEMENT



MAIN LEVEL



HIGHLIGHTS

- DENSE, AFFLUENT COMMUNITIES INCLUDING THE MONTCLAIR, LOWRY AND MAYFAIR NEIGHBORHOODS
- APPROXIMATELY 190,00 PEOPLE WITHIN A 3-MILE RADIUS
- AVERAGE HOUSEHOLD INCOME OF \$73,000
- VERY LITTLE COMMERCIAL AVAILABLE IN TRADE AREAS
- CENTER IS WELL ESTABLISHED IN NEIGHBORHOOD
- APPROXIMATELY 25,000 CPD

