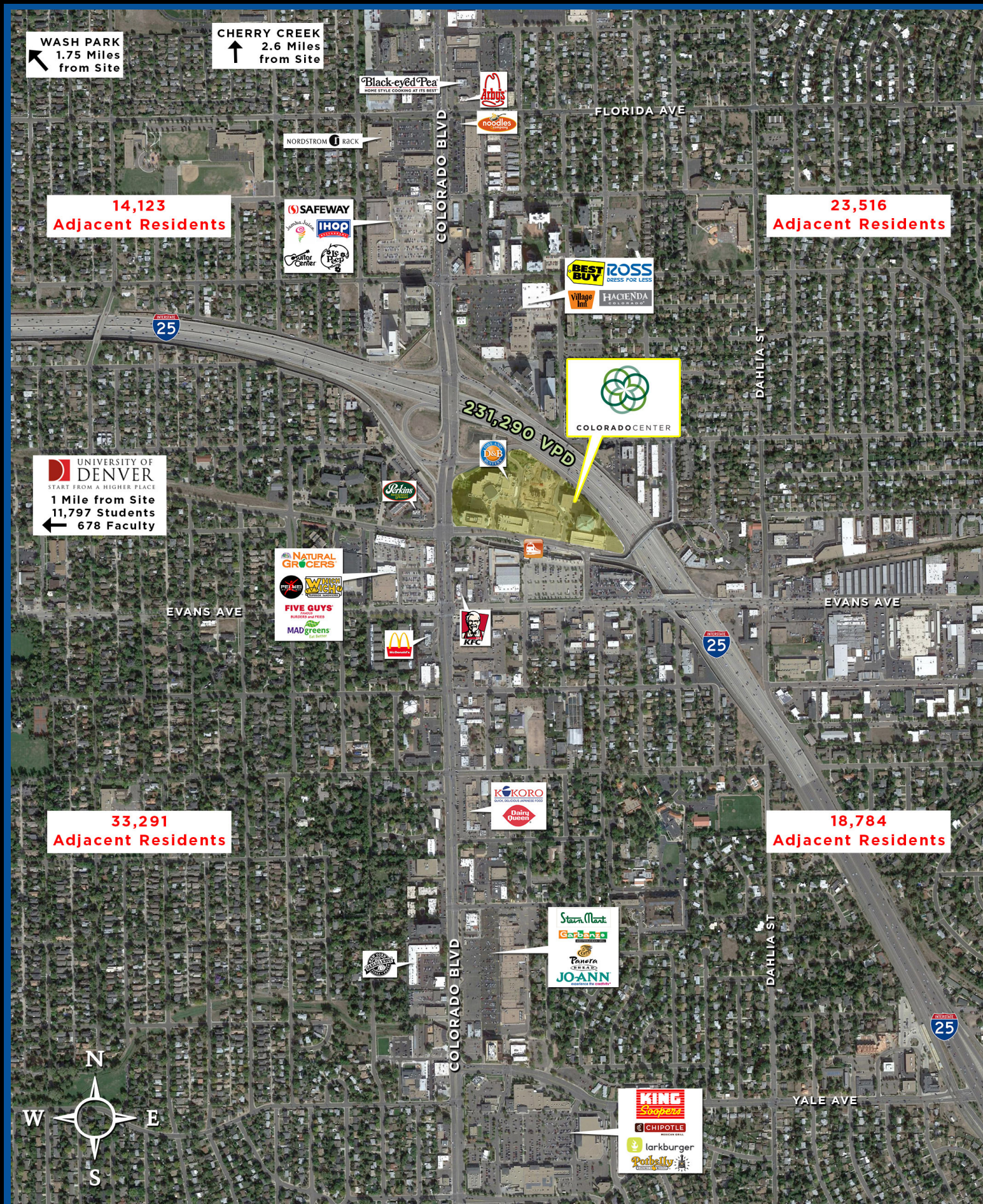


COLORADO CENTER

I-25 & Colorado Boulevard, Denver, CO 80222



PROPERTY OVERVIEW:

- 700,000 SF of Class A office space
- Direct access to Colorado Blvd, I-25 and RTD Lightrail
- 79,000+ residents and 76,000+ daytime population within 2 miles
- I-25 & Colorado Blvd exposure (231,290 VPD)

RETAIL FEATURES:

- 38,900 Total Square Feet (Ranging from 820 SF to 7,207 SF)
- Premier restaurant anchor space available
- Two entertainment anchors
- 300+ daytime retail parking spaces (2,300+ evening/weekend)

For more information,
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Member of **SITE SOURCE**
RETAIL BROKER NETWORK

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.



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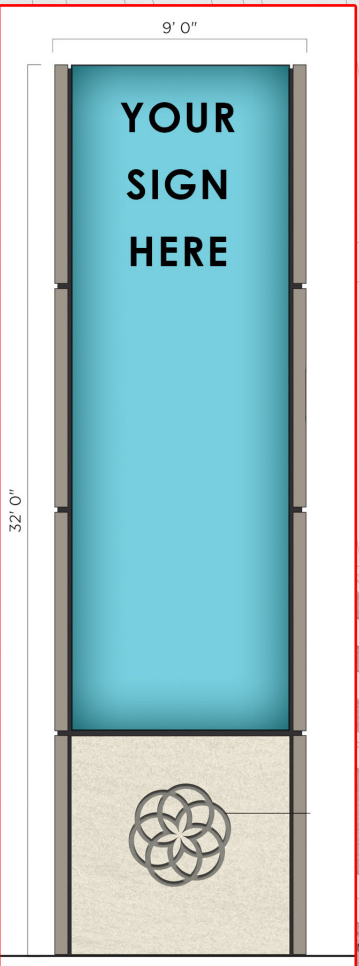


SITE PLAN COLORADOCENTER



DEMOGRAPHICS

POPULATION			
	1 Mile:	2 Mile:	3 Mile:
	19,908	79,015	169,500
DAYTIME POPULATION			
	1 Mile:	2 Mile:	3 Mile:
	27,088	76,703	143,831
HOUSEHOLDS			
	1 Mile:	2 Mile:	3 Mile:
	9,301	36,106	79,909
AVG. HH INCOME			
	1 Mile:	2 Mile:	3 Mile:
	\$85,070	\$86,499	\$99,209
AVG. DAILY TRAFFIC			
	I-25 east of Colorado Blvd	231,290 VPD	
	I-25 west of Colorado Blvd	224,334 VPD	
	Colorado Blvd south of I-25	49,675 VPD	



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