

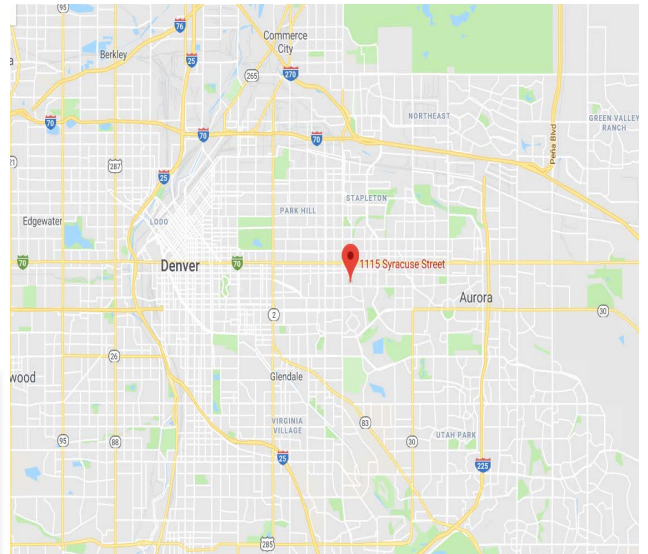
# FOR SALE

## Syracuse Liquor

1115 Syracuse St  
Denver, CO 80220



- Single tenant Liquor Store for Sale
- Established location in Denver's growing E Colfax neighborhood
- Less than 1/2 blocks from Denver's affluent Lowry neighborhood
- Owner may consider Sale/Leaseback
- Price: \$ 1,300,000.00 - includes all equipment and coolers



### Demographics *(Source: LandVision)*

	1 mile	3 miles	5 miles
Population	21,148	203,134	491,872
Average HH Income	\$103,930	\$92,818	\$85,753
Employees	7,170	64,776	247,387
Businesses	443	4,441	14,828

### Traffic Counts *\*2016 DRCOG Regional Traffic ; \*\*CDOT 2016*

*E Colfax and Quebec	15,968 cars/day
** E Colfax and Quebec	31,000 cars/day

## Chris Vincent

[cvincent@dunton-commercial.com](mailto:cvincent@dunton-commercial.com)  
303.775.4329 cell | 303.758.3293 fax

since 1904

Dunton Commercial Real Estate Company  
5570 DTC Parkway, Suite 150 | Greenwood Village, CO 80111  
[www.dunton-commercial.com](http://www.dunton-commercial.com)

**DUNTON**  
COMMERCIAL



# 1115 Syracuse St

E Colfax Ave

Quebec St

1115 Syracuse St

**DUNTON**  
COMMERCIAL

AERIAL PROVIDED BY GOOGLE EARTH

**PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION**  
RJAERIALS/DUNTON/CO BLVD TRADE AREA,PSO