

# RARE, QUASI RETAIL SPACE IN THE HEART OF LOHI - 6,028 SF AVAILABLE!

30TH AVENUE & ZUNI STREET | DENVER, COLORADO 80211



## INFORMATION

- 6,028 SF quasi retail space for lease
- Rare vacancy in LoHi with large floorplate
- Fantastic uses for the space include office, medical, health & wellness, pet, financial services
- 10 private offices with open work area, kitchen and conference room
- Up to 18 parking spaces available for nominal monthly fee during business hours

## DEMOGRAPHICS

Source: ESRI 2020

	1 MILE	3 MILE	5 MILE
Population	37,048	218,282	478,040
Avg Household Inc.	\$129,653	\$94,681	\$94,956
Employees	18,717	233,618	381,776
Businesses	1,726	15,131	28,347

## TRAFFIC COUNTS

Source: DRCOG 2019,<sup>1</sup>2018, <sup>2</sup>2011

On Speer Blvd west of Zuni St	32,479 cars/day
On Zuni St north of Speer Blvd	11,998 cars/day <sup>1</sup>
On Zuni St south of Speer Blvd	9,413 cars/day <sup>2</sup>

1301 Canyon Boulevard | Suite 228 | Boulder, Colorado 80302 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

**SullivanHayes**  
B R O K E R A G E

we are  
**RETAIL**  
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

AGENCY  
DISCLOSURE

**David Dobek**  
720.382.7598 | ddobek@sullivanhayes.com  
**Sean Kulzer**  
720.382.7596 | skulzer@sullivanhayes.com  
**Michael DePalma**  
720.382.7597 | mdepalma@sullivanhayes.com



# RARE, QUASI RETAIL SPACE IN THE HEART OF LOHI - 6,028 SF AVAILABLE!

2424 WEST CAITHNESS PLACE | DENVER, COLORADO 80211

