

FLOOR PLAN



TRAFFIC COUNTS

Santa Fe Dr. @ 13th Ave.

20,020 VPD

MPSI 2018 Estimates

DEMOGRAPHICS



POPULATION

1 Mile - 27,252
3 Miles - 248,192
5 Miles - 524,464



HOUSEHOLDS

1 Mile - 16,194
3 Miles - 122,534
5 Miles - 237,549



AVERAGE HH INCOME

1 Mile - \$82,067
3 Miles - \$88,940
5 Miles - \$88,191

ESRI 2020 Estimates

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1225

SANTA FE DRIVE

DENVER, CO 80204



← AVAILABLE SPACE

RARE RETAIL OPPORTUNITIES ALONG THE SANTA FE ARTS DISTRICT

SITE INFO

AVAILABLE 2,246 - 4,166 SF

LEASE RATE \$29.00/SF NNN

NNN \$5.50/SF

HIGHLIGHTS

Located on ground floor of 126 unit multi-family building

CONTACT

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Spaces are divisible



- 1. The River Mile**
62 Acres mixed-use development
- 2. Wellington Apartments**
5-story, 253 Multi-family units (recorded)
- 3. 1010 West Colfax**
297 Multi-family units, 10k SF ground-floor retail (under review)
- 4. City Homes at Lincoln Park**
40 Multi-family units, 81.5k SF retail (recorded)
- 5. 1275 Santa Fe Drive**
8-story, 115 Multi-family units (under review)
- 6. 10th & Santa Fe**
5-story, 203 Multi-family units (under review)
- 7. Westbound & Down Brewpub**
8-story, 115 Multi-family units (under review)
- 8. Legacy at Speer**
7-story, 322 Multi-family units (recorded)
- 9. Emily Griffith Renovation**
250 room hotel + 3k SF meeting space (recorded)
- 10. 1320 Glenarm Place**
12-story, 300 room dual brand hotel (under review)
- 11. 14th & Court Apartments**
14-story, ground floor retail & restaurant (under review)
- 12. Elati Street Townhomes**
3-story, 22 units (recorded)
- 13. Element Denver Downtown East**
157 room hotel (recorded)
- 14. Modera Golden Triangle**
16-story, 420 Multi-family units (under review)
- 15. Evans West**
19-story, 479 Multi-family units with ground floor retail (under review)
- 16. Evans East**
17-story, 300 Multi-family units (under review)
- 17. 1200 Lincoln**
10-story, 155 Multi-family units (under review)
- 18. Capitol Square Apartments**
6-story, 103 Multi-family units (under review)

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