

1080 1/2 | **S GAYLORD STREET**
DENVER, CO 80209

LEASE RATE
\$1,600/MO + CAM



MIXED-USE SPACE
750 SF ON OLD SOUTH GAYLORD



MARC S. LIPPITT
CHAIRMAN | PRESIDENT
303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN
VICE PRESIDENT
720.881.6343

jherman@uniqueprop.com

 **UNIQUE**
PROPERTIES



400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

1080 1/2 S. Gaylord Street, Denver, CO 80209

Team Contacts

Marc S. Lippitt

Principal
303.321.5888
mlippitt@uniqueprop.com

Justin Herman

Vice President
720.881.6343
jherman@uniqueprop.com



Unique Properties, Inc

400 South Broadway | Denver, CO 80209
www.uniqueprop.com

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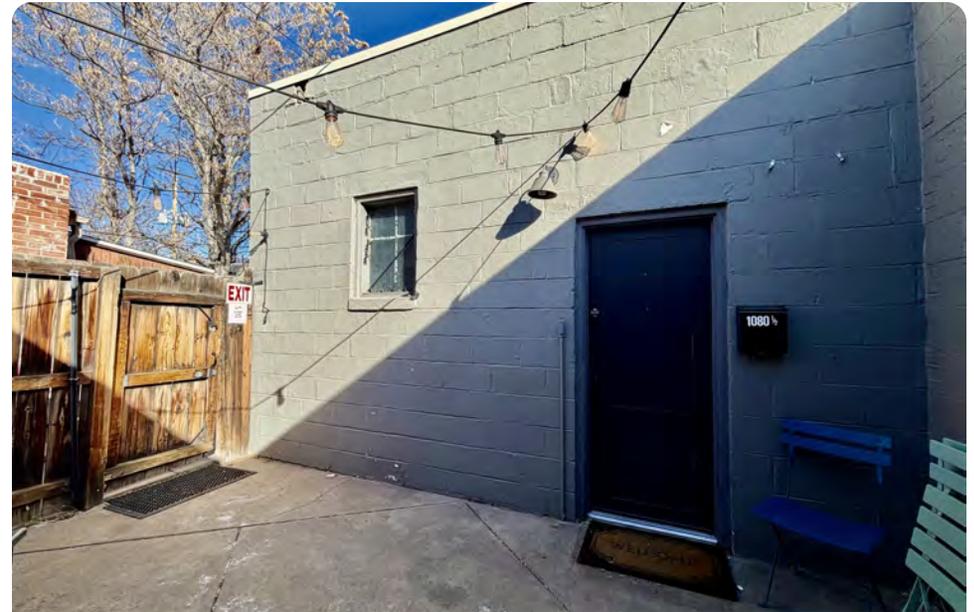
PROPERTY HIGHLIGHTS

Available SF:	750 SF
Lease Rate:	\$1,600/mo + NNN
Est. NNN:	\$500/mo
Property Type:	Mixed/Use (Retail & Office)
Zoning:	U-MS-2
County:	Denver
Parking:	Street Parking

PROPERTY DESCRIPTION

Marc Lippitt and Justin Herman of Unique Properties, Inc, is pleased to present to a qualified lessee, the opportunity to lease 1080 1/2 S. Gaylord Street. The space is 750 square feet and it is located on the coveted retail corridor of South Gaylord. This space would be great as an office or retail. It was most recently used as an office for a startup tech firm.

- Located on "Old South Gaylord".
- Private entrance into the space | Located behind Broderick Cocktail Bar
- Great Demographics | \$178k AHHI (1 Mile Radius)
- Low price point for the neighborhood.
- Plethora of shopping, dining, and entertainment nearby.
- An abundance of street parking nearby.
- Public transportation in close proximity.



ADDITIONAL PHOTOS



HOMEGROWN
20 TAP & DOUGH 14

E. TENNESSEE AVE

SALON THEORY
art + science

Devil's Food



THE COOKERY AT MYRTLE HILL

MODERN BUNGALOW

Defy Medical Spa
EYES OF THE WORLD

SPORTS PLUS

S. GAYLORD ST

the green collective

Sweet Action

perdida

REIVERS
Bar & Grill
9.11.1977

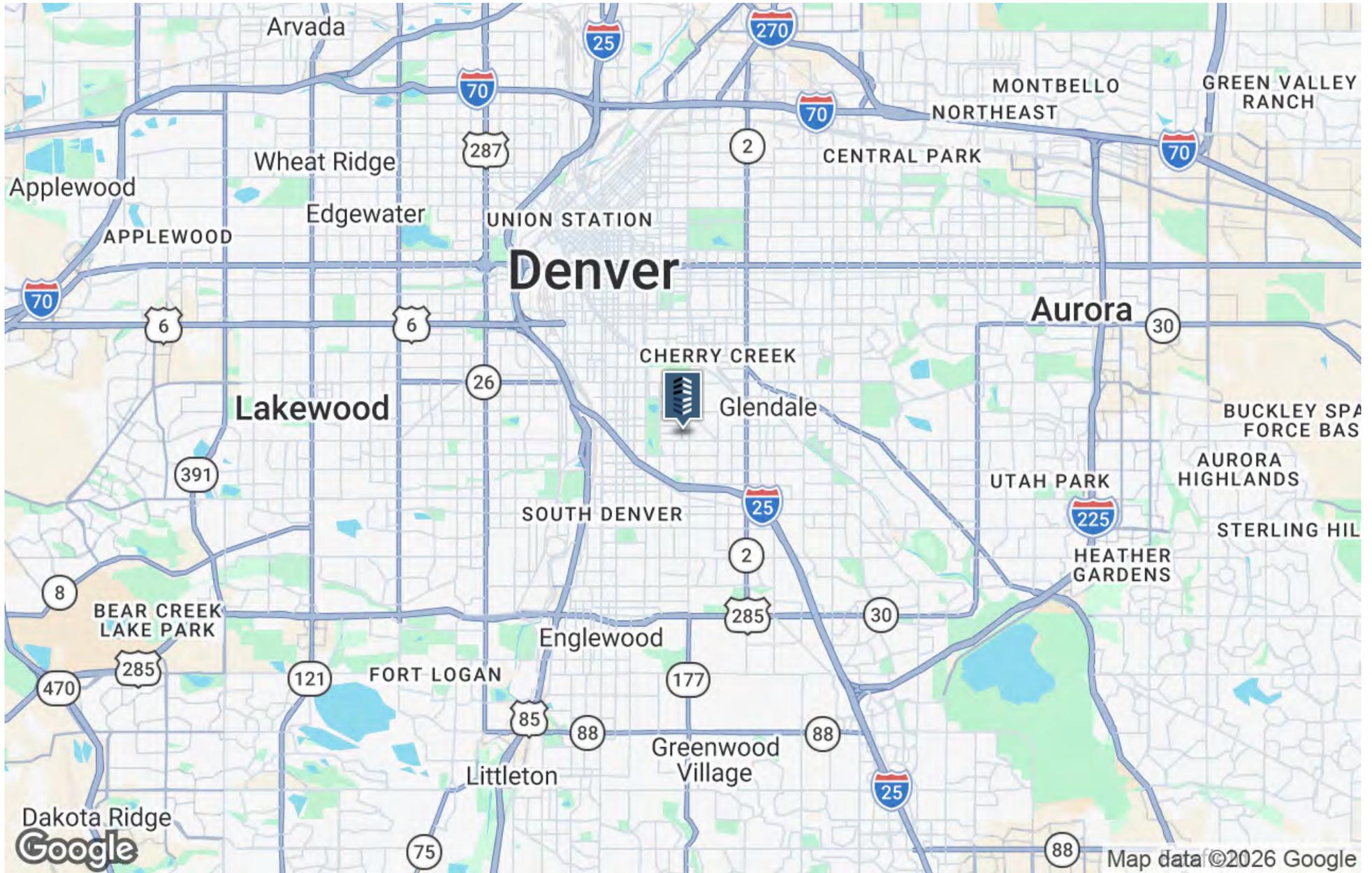
★ SITE

BRODERICK

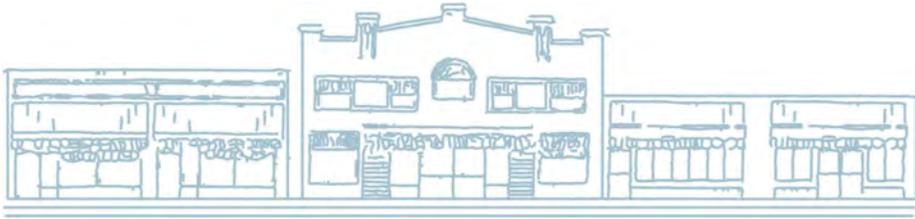
E. MISSISSIPPI AVE



LOCATION MAP



ABOUT OLD SOUTH GAYLORD



SOUTH GAYLORD STREET WELCOME TO HISTORIC SOUTH GAYLORD STREET

WHERE YOU CAN SHOP, DINE, AND DRINK LOCAL
in the second oldest shopping district in Denver!

This quaint neighborhood block in the heart of Wash Park, between Mississippi and Tennessee Avenues, features fine dining, local shops, and regular community events.

This beautiful block is home to locally-owned restaurants, health and beauty services, sporting goods, unique gifts, fine art, fashion, co-working offices, a dispensary, and much more.

Historic South Gaylord hosts a number of events annually, such as the Memorial Weekend Kickoff to Summer Festival, Firefly Handmade Markets, and Halloween Trick or Treat Street.

SOURCE - www.southgaylord.com



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	16,872	91,633	203,758	<\$25,000	402	5,139	13,323
2024 Estimate	16,682	90,339	201,454	\$25,000 - \$50,000	568	6,696	16,066
2010 Census	16,844	89,615	202,569	\$50,000 - \$75,000	642	6,943	16,651
Growth 2024-2029	1.14%	1.43%	1.14%	\$75,000 - \$100,000	528	5,291	11,332
Growth 2020-2024	-0.96%	0.81%	-0.55%	\$100,000 - \$125,000	565	3,831	8,739
Median Age	40.70	36.70	37.10	\$125,000 - \$150,000	746	3,899	8,353
Average Age	40.70	39.00	39.00	\$150,000 - \$200,000	920	4,692	10,887
2024 Population by Race:				2024 Population by Education:			
White	14,309	72,577	153,257	\$200,000+	2,615	9,255	16,980
Black	145	2,419	7,665	Some High School, No Diploma	193	1,752	6,872
Am. Indian & Alaskan	31	447	1,420	High School Grad (Incl Equivalency)	685	5,109	15,683
Asian	480	3,233	6,414	Some College, No Degree	1,560	12,403	29,138
Hawaiian & Pacific Island	2	23	60	Associate Degree	597	5,771	12,851
Other	1,716	11,638	32,638	Bachelor Degree	5,408	28,840	61,432
Hispanic Origin	1,222	10,029	30,910	Advanced Degree	4,370	21,181	42,542
U.S. Armed Forces:				2024 Population by Occupation			
Households:	57	156	196	Real Estate & Finance	1,647	6,635	13,005
2029 Projection	7,065	46,378	103,500	Professional & Management	8,118	46,653	100,851
2024 Estimate	6,987	45,746	102,332	Public Administration	295	1,870	4,442
2010 Census	7,073	45,554	103,067	Education & Health	1,697	12,137	28,667
Growth 2024-2029	1.12%	1.38%	1.14%	Services	782	6,485	15,765
Growth 2020-2024	-1.22%	0.42%	-0.71%	Information	357	2,195	4,759
Owner Occupied	5,143	19,115	42,743	Sales	2,017	11,069	23,901
Renter Occupied	1,844	26,630	59,590	Transportation	328	3,260	7,754
2024 Avg Household Income	\$178,869	\$128,207	\$118,259	Retail	595	4,150	9,648
2024 Med Household Income	\$152,283	\$94,348	\$86,307	Wholesale	283	1,368	3,311
				Manufacturing	418	2,535	5,929
				Production	314	2,567	6,203
				Construction	207	1,534	5,266
				Utilities	234	2,101	4,498
				Agriculture & Mining	167	732	1,446
				Farming, Fishing, Forestry	0	37	174
				Other Services	418	2,526	6,620



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