



2101 Humboldt St.

Denver, CO 80205

Property Overview

- 1,625 SF retail opportunity next door to Ace Hardware and across the street from one of Denver's best hospital campuses
- Large patio opportunity with garage doors, allowing for indoor/outdoor customer experience
- Large daytime population: Uptown Healthcare District includes over 700,000 SF of medical/office buildings, including thousands of beds
- Off-street parking available immediately across the street; long-term adjacent to the suite
- Available for tenant buildout Fall 2024

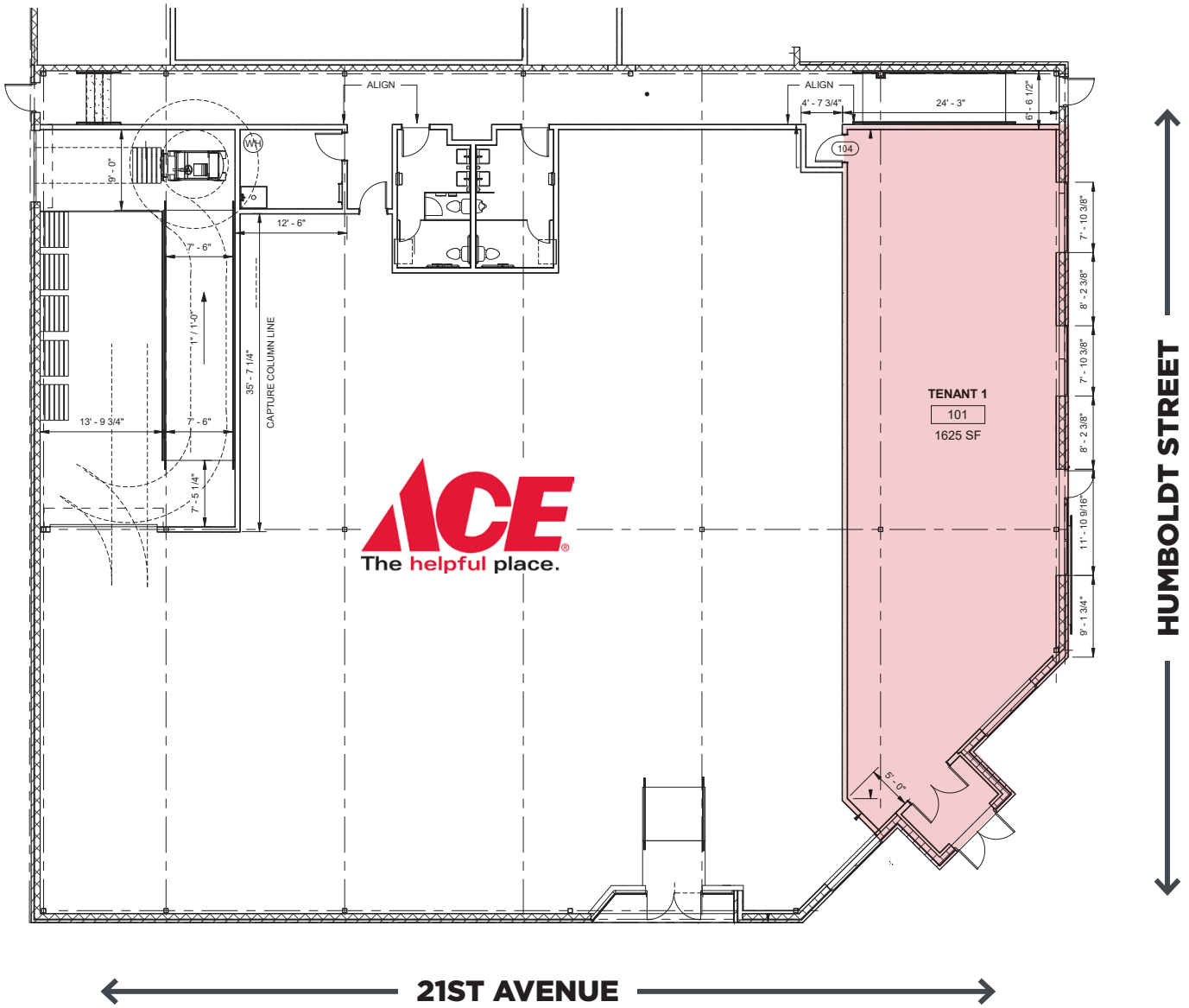
Property Facts

Available Suite	1,625 SF
Building Size	9,559 SF
Zoning	U-MS-2
Built	1995 / 2024
NNNs	Approx. \$8.13/SF
Parking	Off-Street Parking Available

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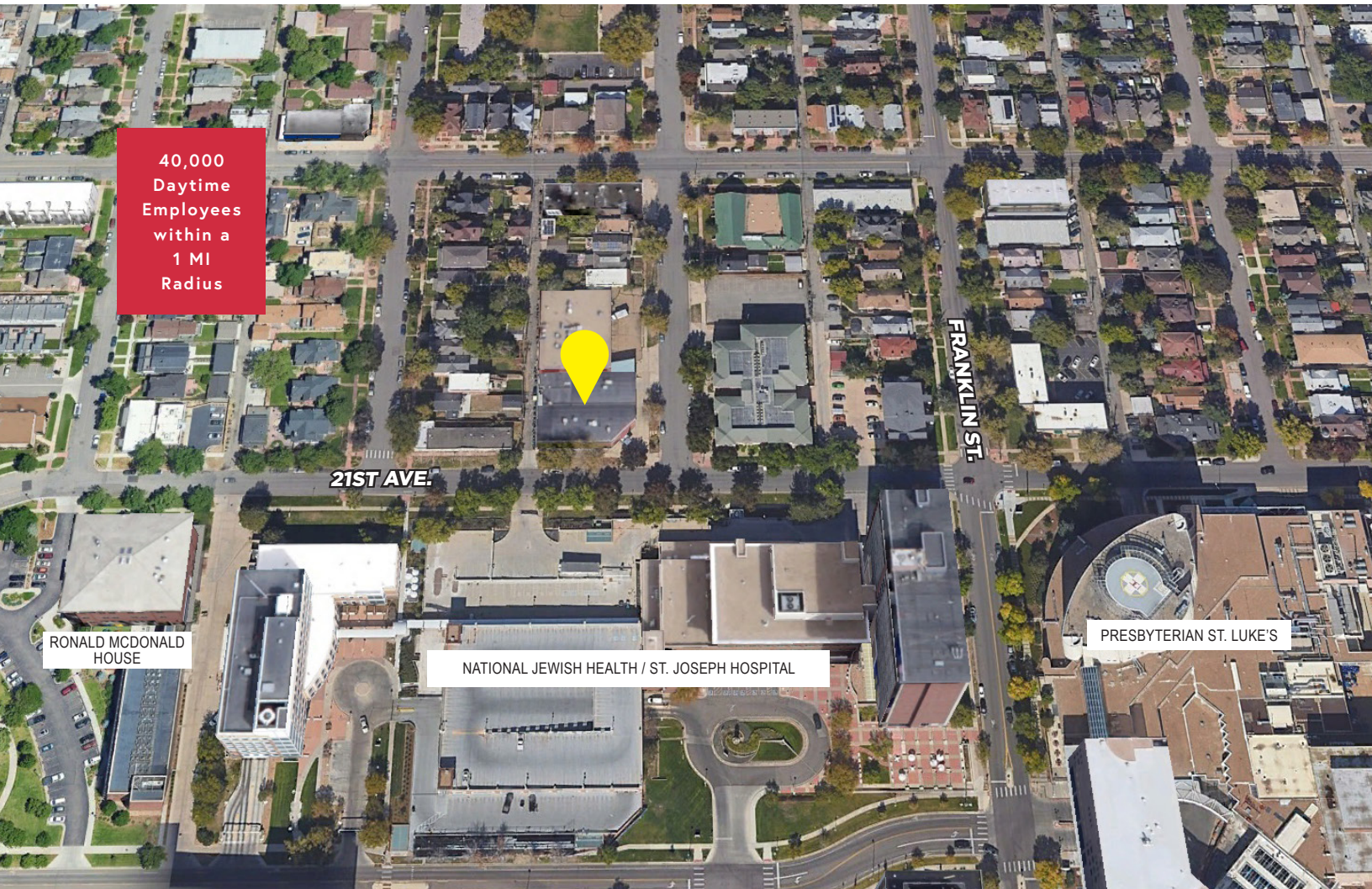
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LEASE RATE : \$29.00 NNN



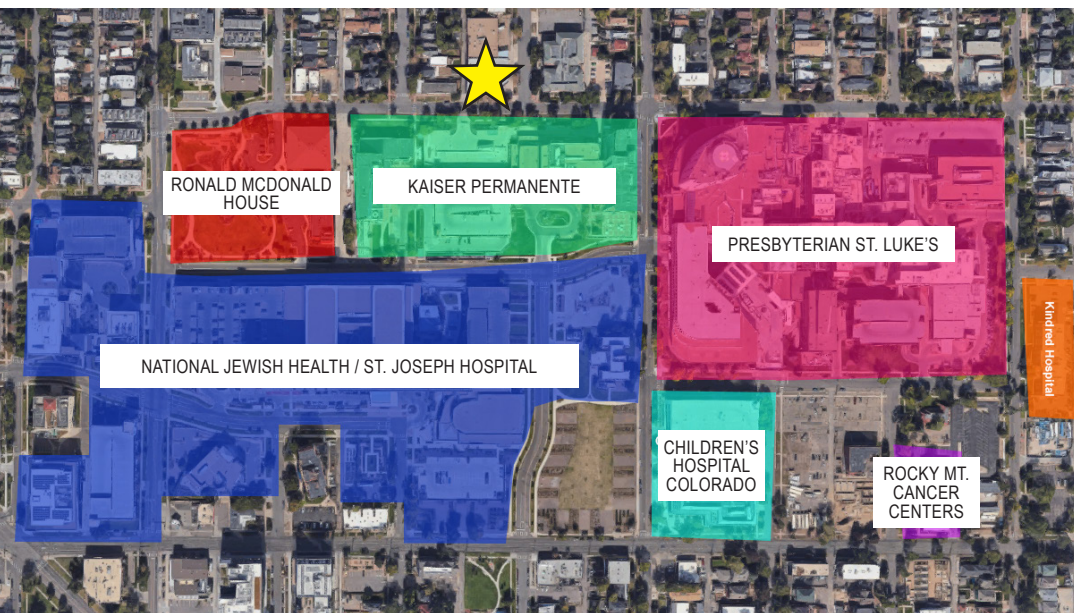
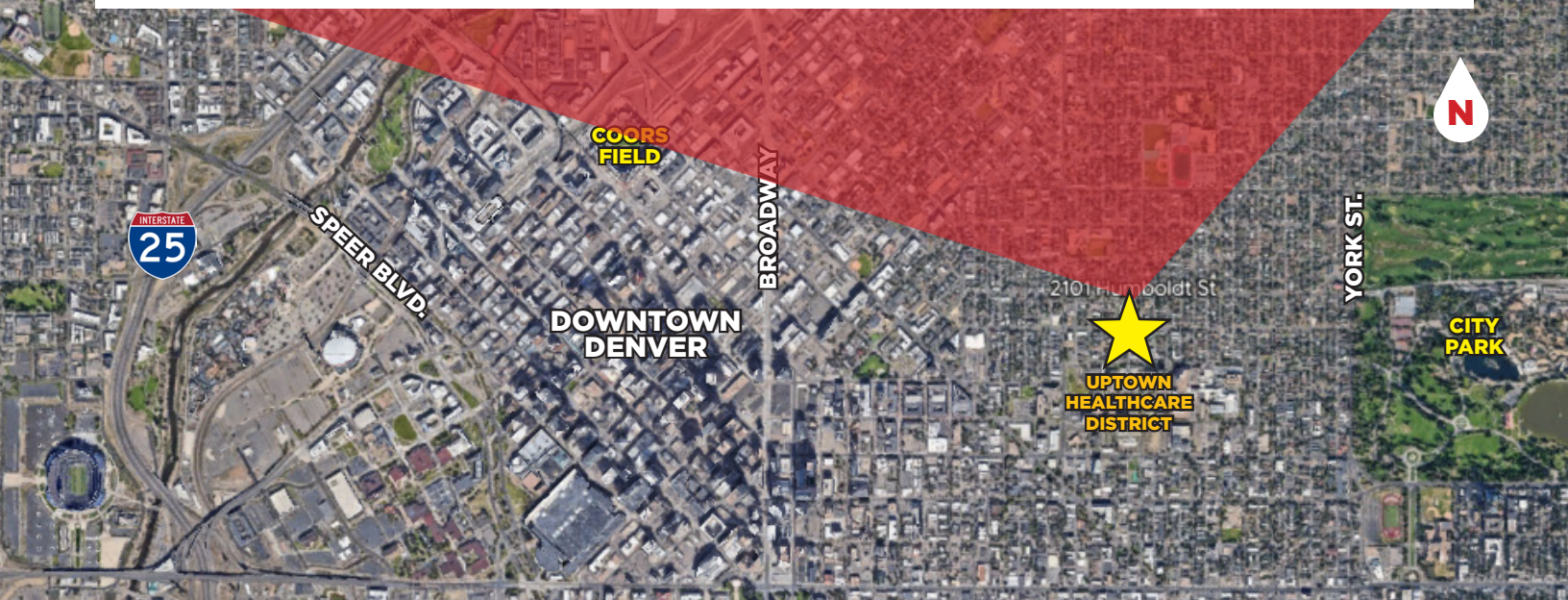
Breakdown of NNNs

Line Item	Per SF	Annually	Monthly
Taxes	\$2.91	\$5,786.16	\$482.18
Insurance	\$1.00	\$1,985.00	\$165.42
CAM	\$2.59	\$5,141.15	\$428.43
Property Mgmt	\$1.63	\$3,226.12	\$268.84
Contingency	\$1.37	\$2,226.25	\$185.52
	\$9.50	\$16,138.42	\$1,344.87





PLEASE INQUIRE FOR MORE DETAILS REGARDING PARKING



UPTOWN HEALTHCARE DISTRICT

Ronald McDonald House	74,000 SF
Kaiser Permanente	362,000 SF
Kindred Hospital *	62,000 SF
Children's Hospital CO	158,000 SF
Rocky Mt Cancer Centers	40,000 SF
Presb. St. Luke's	680 Beds
Nat. Jewish / St. Joseph	1,000+ Beds

* (not pictured)



Demographic Highlights

- Approximately 9,500 vehicles daily
- 58% of homes within one mile worth > \$500k
- Strong Household Income
 - >40% of homes within 1 mi, 2 mi and 3 mi radius earn > \$75,000 per household
- Strong daytime population due to immediately adjacent healthcare campus

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