



## 1,051 - 2,248 SF AVAILABLE ON 2ND FLOOR LEASE RATE: \$26.70/SF

### PROPERTY OVERVIEW

Property Type:	Mixed Use
Available SF:	1,051 - 3,452 SF
Est CAMs:	\$8/SF
Lease Type:	NNN
Available Units:	2
Parking:	2 Surface (4 bumper to bumper)
Traffic Counts:	31,000 VPD
Year Renovated:	2024
Zoning:	C-MS-5

### PROPERTY/AREA DETAILS

1201 N Santa Fe Drive, Denver, CO is a mixed-use retail property available for lease in the heart of the Santa Fe Art District. 12th & Santa Fe is a stop light intersection surrounded by a flourishing creative district. **1,051SF-2,248SF of the 2nd floor finishing renovation Q4 2024.**

For more information, please contact:

**CARLOS VALENCIA**

Advisor

720.638.5418

[CValencia@PinnacleREA.com](mailto:CValencia@PinnacleREA.com)

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



## PROPERTY HIGHLIGHTS

- High Ceilings, Exposed Ductwork, & Natural Light
- Off-Street Parking
- Corner Lot
- Stoplight Exposure at 12th & Santa Fe

## PROPERTY DESCRIPTION

1201 N Santa Fe Drive, Denver, CO is a mixed-use retail property available for lease in the heart of the Santa Fe Art District. 1,051SF-2,248SF of the 2nd floor will finish renovation Q4 2024.

The property is zoned C-MS-8 which allows for a variety of uses. The space includes 2 surface parking spaces (4 bumper to bumper) on site in the rear of the building and walking distance to many restaurants, coffee shops, and retail.

12th & Santa Fe is a stop light intersection surrounded by a flourishing creative district as well as a flourishing residential neighborhood. The Santa Fe Art District neighborhood demographics are ideal for any type of retail. Santa Fe Drive provides direct access North for residents coming into Downtown. 8th Avenue provides excellent access West to 6th Avenue, Lakewood, Golden, and the mountains. 1201 Santa Fe is walking distance to the Osage light rail station as well as multiple transit lines.



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## AREA DEMOGRAPHICS:



### Population

<b>1 Mile</b>	5,081
<b>3 Mile</b>	24,881
<b>5 Mile</b>	67,752



### Households

<b>1 Mile</b>	2,987
<b>3 Mile</b>	16,140
<b>5 Mile</b>	42,233



### Average HH Income

<b>1 Mile</b>	\$110,657
<b>3 Mile</b>	\$97,282
<b>5 Mile</b>	\$93,412

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