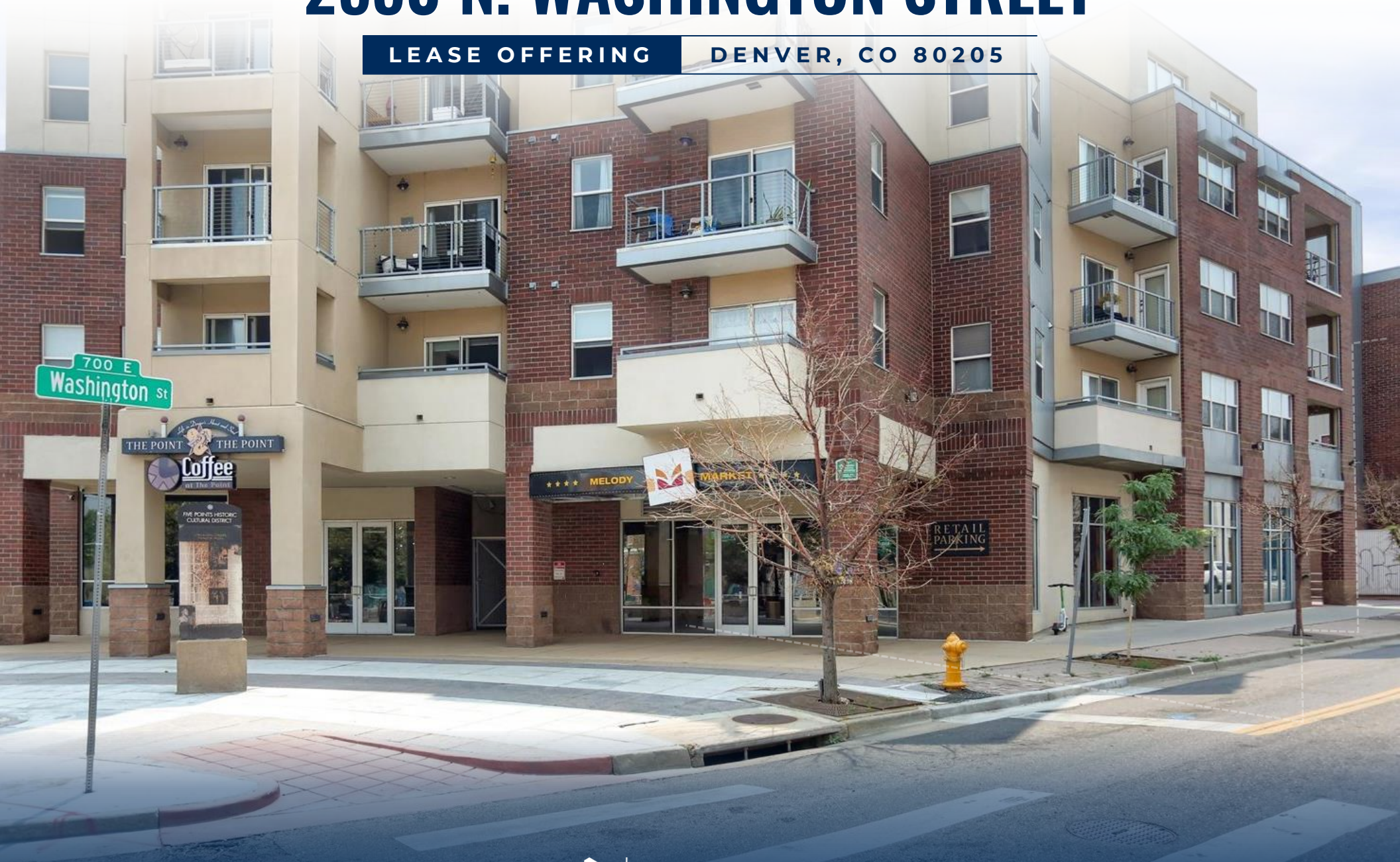


2550 N. WASHINGTON STREET

LEASE OFFERING

DENVER, CO 80205





2,554 SF
UNIT 101

3,596 SF
UNIT 102



LEASE SUMMARY

THE ASSET

ADDRESS

- 2550 Washington St
- Denver, CO 80205

LEASE RATE

- \$18 PSF / \$11 PSF NNN

AVAILABLE SF

- UNIT 101: 2,554 SF
- UNIT 102: 3,596 SF

Can be leased separately

PARKING

- Ample - Covered Garage

PROPERTY TYPE

- Mixed-Use Retail Condo(s)

SIGNAGE

- Building & Window

ZONING

- C-MX-5

YEAR BUILT

- 2002

LEASE OVERVIEW

Prime Location in Historic Five Points

Discover the perfect retail opportunity in one of Denver's most vibrant and historic neighborhoods. Located in the heart of Five Points, this retail space offers a unique blend of urban energy and historic charm, making it an ideal spot for your business to thrive.

Key Features:

- **High Foot Traffic:** Benefit from a bustling neighborhood with a steady stream of locals and visitors, ensuring maximum visibility and customer engagement.
- **Spacious Layout:** Generous square footage that can be customized to fit your business needs, whether it's a boutique, café, gallery, or service-oriented shop.
- **Modern Amenities:** Recently updated with modern fixtures, high ceilings, large windows for natural light, and efficient climate control systems to ensure a comfortable environment for both staff and customers.
- **Accessible Location:** Easy access to public transportation, major highways, and garage parking, making it convenient for both customers and employees.
- **Cultural Hub:** Five Points is renowned for its rich cultural history and vibrant arts scene, attracting a diverse and dynamic crowd.

OPPORTUNITY HIGHLIGHTS



- Former coffee shop/cafe and specialty food store



- Large patio space associated with Unit 101



- Covered parking spaces in garage with signage options



- Located in the Historical Five Points Intersection

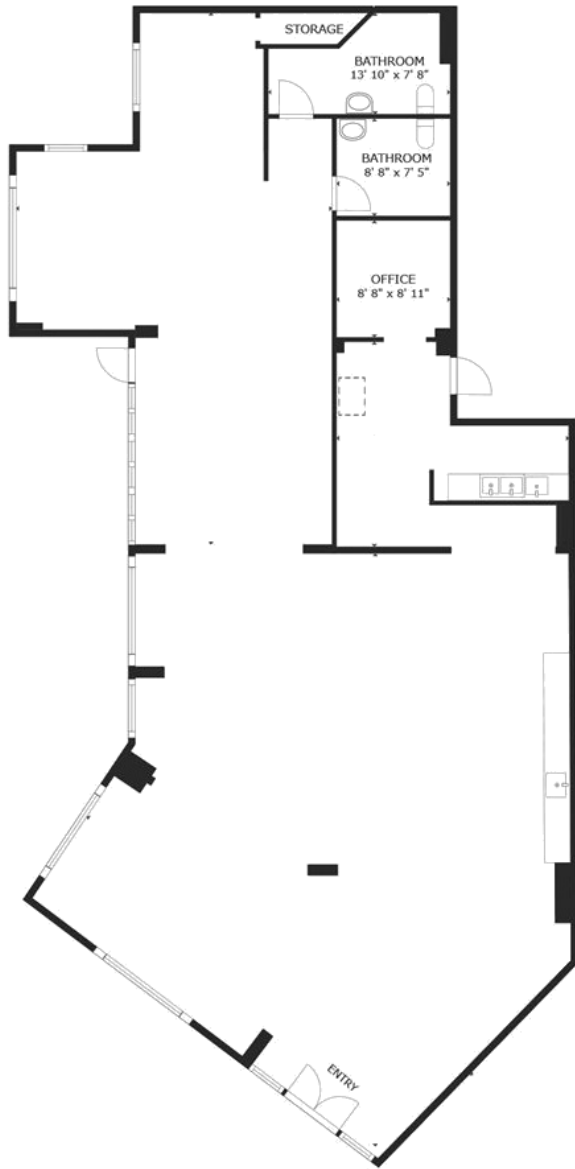




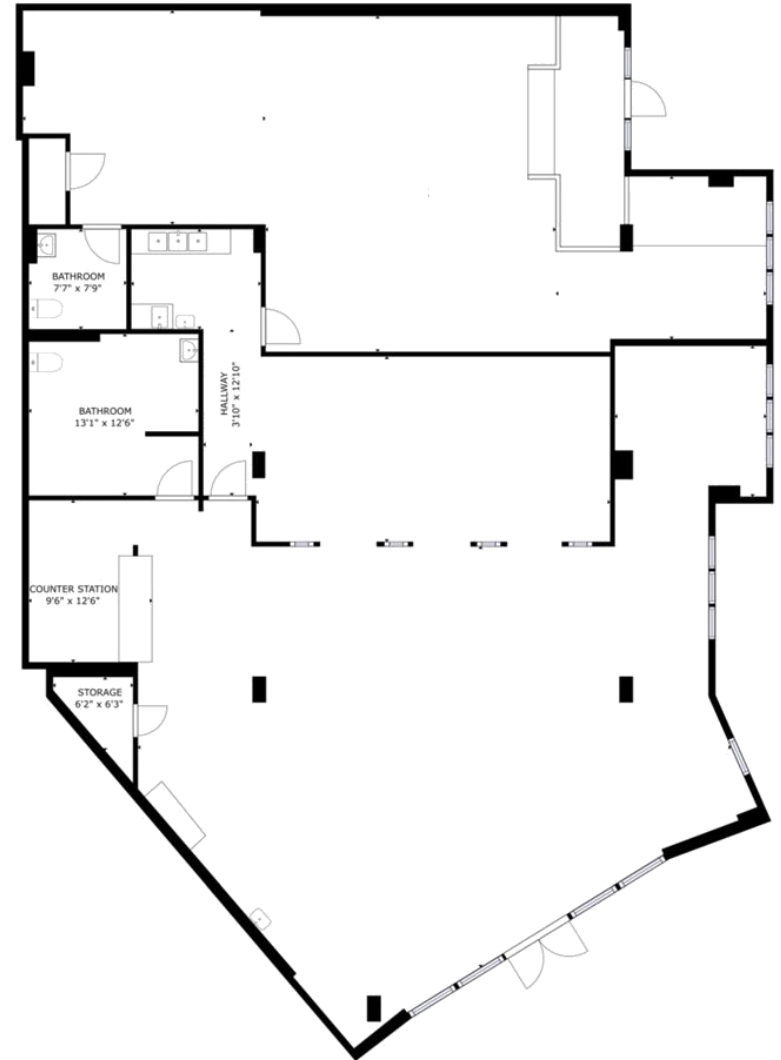
2550 N. WASHINGTON STREET



Floor Plans



UNIT 101 - 2,554 SF

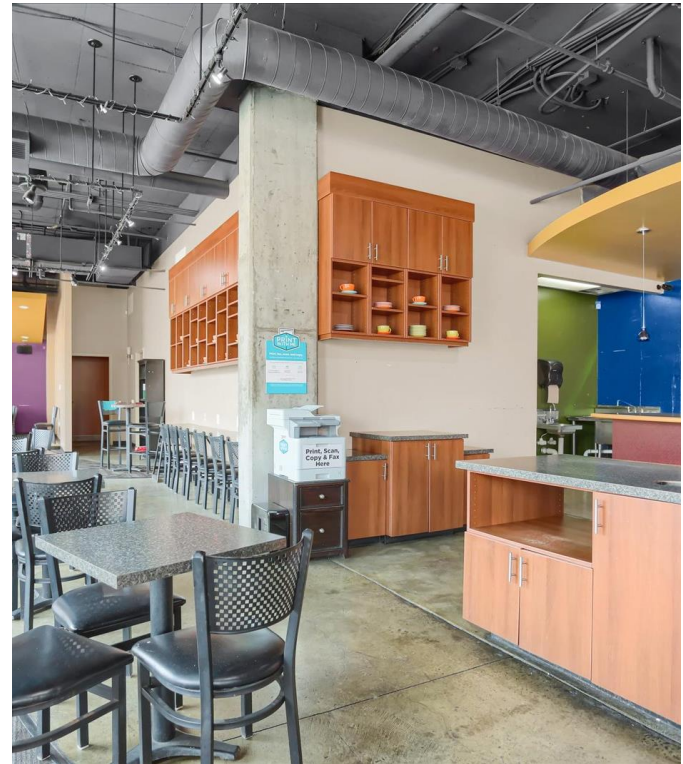


UNIT 102 - 3,596 SF

UNIT 101



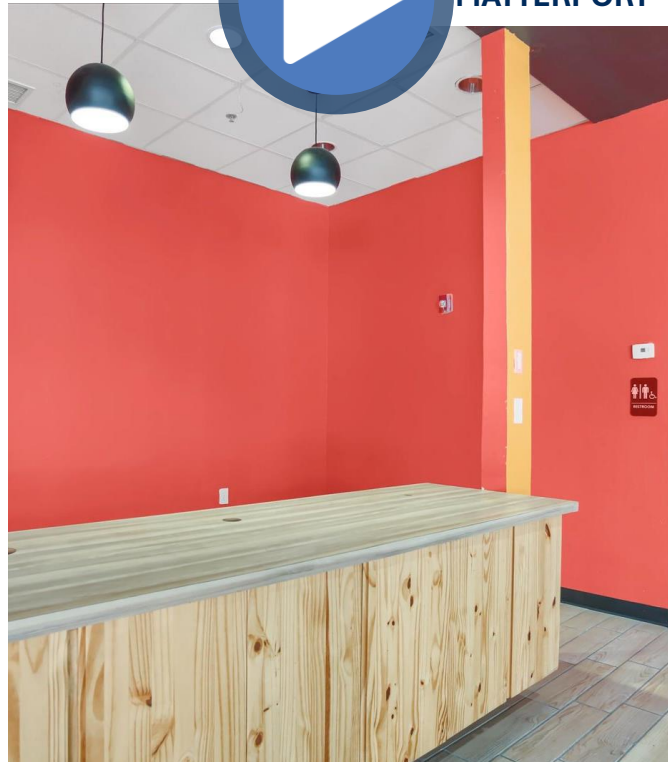
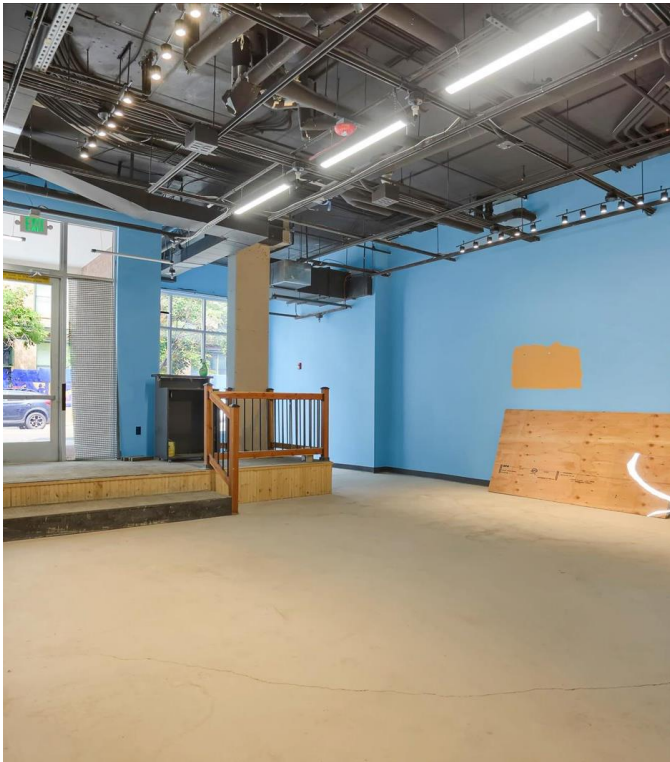
MATTERPORT



UNIT 102



MATTERPORT



FIVE POINTS

VIBRANT COLORADO NEIGHBORHOOD

Five Points sits directly to the northeast of Downtown Denver where it wraps around Coors Field to encompass the neighborhood called Union Station North (formerly Prospect). Shaped like a triangle, it was one of the first suburbs in the Mile High City. When looking on a map, the boundaries clearly show how the downtown street grid changes as it meets the neighborhood street grid of Five Points.

DEMOGRAPHICS

POPULATION

19,104

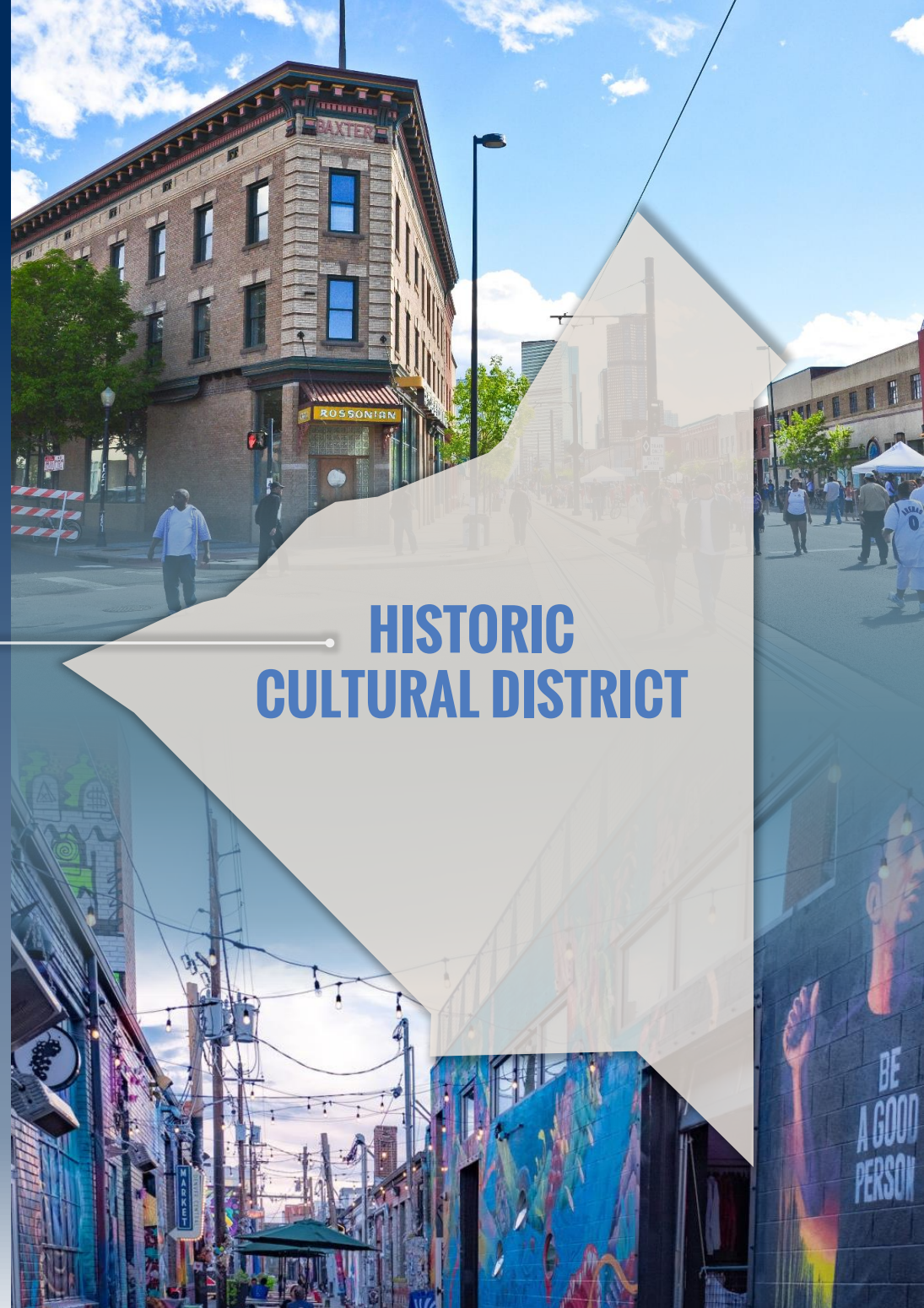
MEDIAN HOME PRICE

\$733,647

AVG WALKSCORE

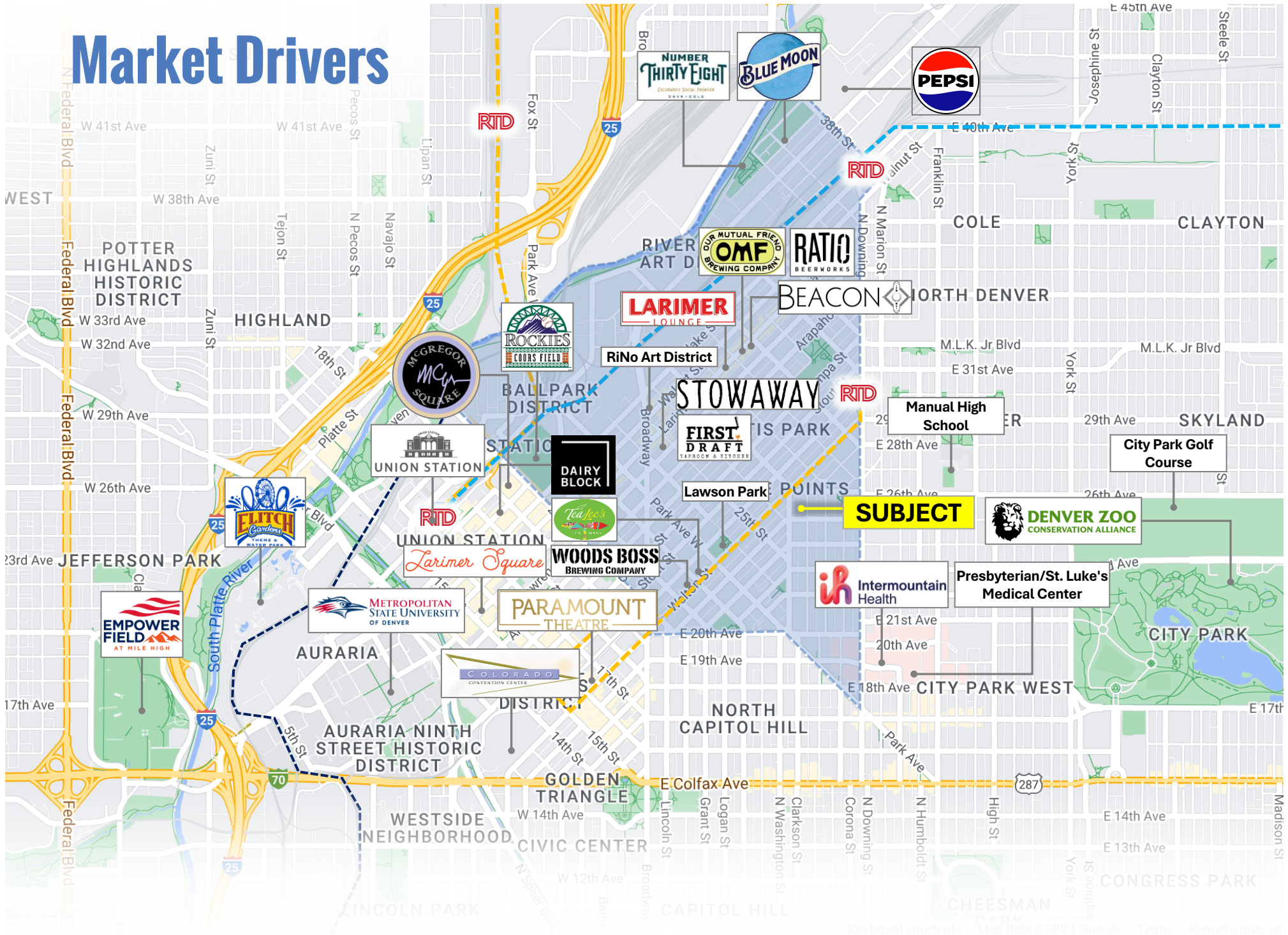
90

Today, historic Five Points' creativity and vibrancy live on in a fascinating fusion of old and new. Visitors can stop in at innovative coffeehouses and craft breweries, visit museums telling stories from the past, experience live music from all genres at independent music venues or eat at beloved soul food and barbecue institutions.



HISTORIC
CULTURAL DISTRICT

Market Drivers



Location Highlights

One of the best perks of the Five Points neighborhood is its high level of walkability. Just a short distance from many of the homes and apartments are a variety of businesses for day and nighttime entertainment. To avoid the hassle of finding parking in Downtown Denver, most residents and visitors will choose to walk around Five Points instead.



Public transportation is widely available throughout Five Points and provided by the Regional Transportation District (RTD)



Among the many attractions in Five Points, highlights of the neighborhood include Coors Field, McGregor Square, Welton Street, fun venue spaces, and the RiNo Art District



Ongoing construction is bringing improved sidewalks, additional bike lanes, and a new art park to the district.

Attractions

MCGREGOR SQUARE

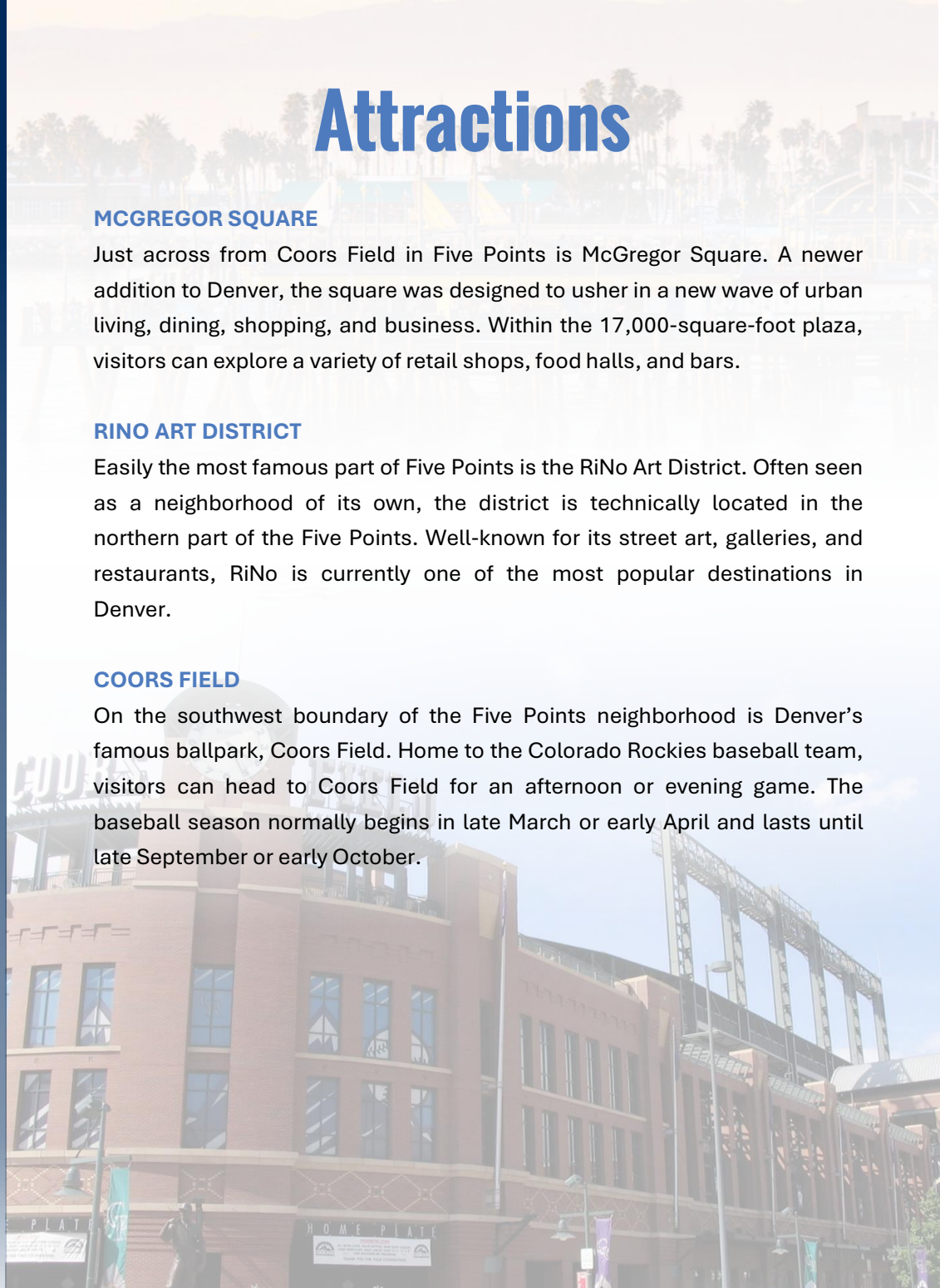
Just across from Coors Field in Five Points is McGregor Square. A newer addition to Denver, the square was designed to usher in a new wave of urban living, dining, shopping, and business. Within the 17,000-square-foot plaza, visitors can explore a variety of retail shops, food halls, and bars.

RINO ART DISTRICT

Easily the most famous part of Five Points is the RiNo Art District. Often seen as a neighborhood of its own, the district is technically located in the northern part of the Five Points. Well-known for its street art, galleries, and restaurants, RiNo is currently one of the most popular destinations in Denver.

COORS FIELD

On the southwest boundary of the Five Points neighborhood is Denver's famous ballpark, Coors Field. Home to the Colorado Rockies baseball team, visitors can head to Coors Field for an afternoon or evening game. The baseball season normally begins in late March or early April and lasts until late September or early October.





2550 North Washington Street is a one minute walk from the L 30th & Downing to 16th & Stout at the 27th & Welton Station stop. RTD L-line connects you to Union Station, the Theater District, and Denver International Airport.



WALKABILITY



WALKSCORE

94

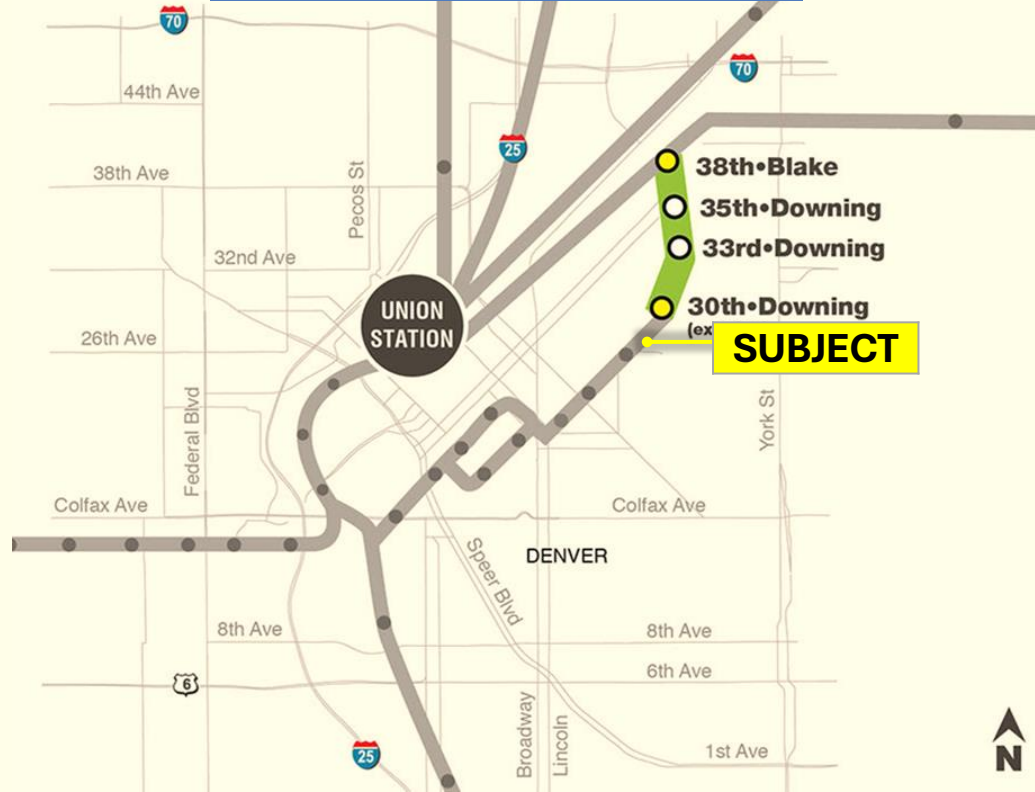
BIKESCORE

98



2550 North Washington Street has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car. It is also deemed a Biker's Paradise with a score of 98 out of 100. Daily errands can be accomplished on a bike.

TRANSPORTATION



DOWNTOWN ECONOMIC SYNERGY

EMPLOYEES

Denver's booming downtown serves as the nexus of the entire Rocky Mountain region. More than \$5 billion in public and private sector projects have opened or are under construction in the downtown area over the past five years, anchored by the visionary redevelopment of Denver Union Station—an innovative transportation, commercial and cultural hub connecting the entire metro region with the heart of the city.

The Denver downtown district is immediately east of the confluence of Cherry Creek with the South Platte River, approximately 12 mi (19 km) east of the foothills of the Rocky Mountains.

Denver continues to be one of the most popular relocation destinations in the U.S., especially among Millennials, due to both its cosmopolitan feel and its proximity to the Rocky Mountains. More than 130,000 people work in Downtown Denver; employment is up 17% since 2010. Denver's unemployment rate was 3.2% as of July 2022.



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DENVER



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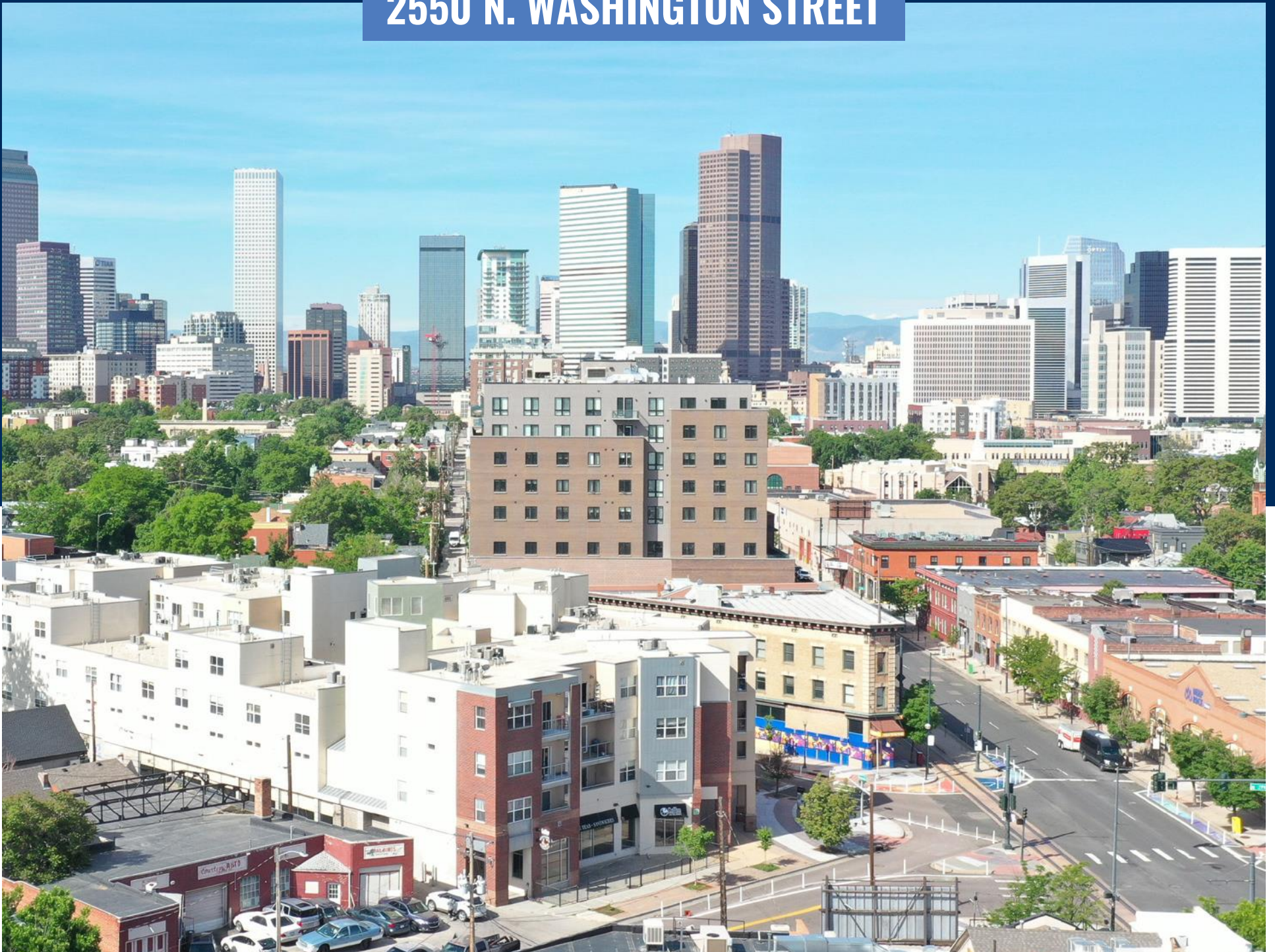
FRONTIER
AIRLINES



ST. JOSEPH
HOSPITAL

A Member of Covenant Health

2550 N. WASHINGTON STREET



2550 N. WASHINGTON STREET

LEASE OFFERING

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