



OUTSTANDING BELOW MARKET OPPORTUNITY

**63 N. QUEBEC
STREET**
DENVER, CO 80230



MIKE BRUNETTI
303 886 5884
mike.brunetti@colliers.com

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**BUSINESS CURRENTLY OPERATING
DO NOT DISTURB TENANT**

BOULEVARD ONE
SUBLEASE

- Boulevard One restaurant space sublease opportunity
- End-cap space in a Target-anchored center
- Hood & Grease Trap included
- Lowry Blvd. frontage
- Complete restaurant infrastructure and all FF&E included

TOTAL AVAILABLE:
2,800 SF

LEASE RATE & DETAIL:
Contact Broker



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DEMOGRAPHICS

63 N. QUEBEC STREET



TRAFFIC COUNTS

- N. Quebec St. S/O E. 1st Ave.: 30,047 VPD
- N. Quebec St. N/O E. 1st Ave.: 28,025 VPD
- Lowry Blvd. E/O N. Quebec St.: 11,493 VPD

MPSI 2024/2025 estimates

	1 MILE	3 MILES	5 MILES
2025 Total Population	16,972	214,658	551,242
2025 Total Daytime Population	15,925	222,786	637,837
Average Household Income	\$195,936	\$136,652	\$136,337

Source: Esri 2025

