



# 1,500 SF Street Level Retail/Office Available

at Lincoln Terrace

505 Lincoln Street, Denver, CO 80203



## PROPERTY SUMMARY

Located at **505 Lincoln Street**, this versatile **1,500 SF** street-level space offers prime visibility and high foot traffic. Currently configured as an office, the efficient layout is easily adaptable for retail, medical, or personal services. Benefit from a vibrant mix of neighboring tenants—including your neighboring veterinary clinic, barber, and dentist—plus the rare Denver perk of **five designated parking spaces**. This is a compelling opportunity for any brand seeking a high-exposure, centrally located address.

## PROPERTY HIGHLIGHTS

- Street Level access
- Lincoln Street frontage exposure
- 5 designated parking spots
- Office buildout includes 2 Private Offices, Kitchenette, Conference Room, Open Office, Storage
- Great Retail Location

**Lease Rate** \$20.00 SF/yr (NNN)

**Site Size** 1,500 SF

**NNN expenses** \$12.79 SF/yr

**Designated Parking** 5 Spaces



**John Lutkewitte**

Senior Advisor

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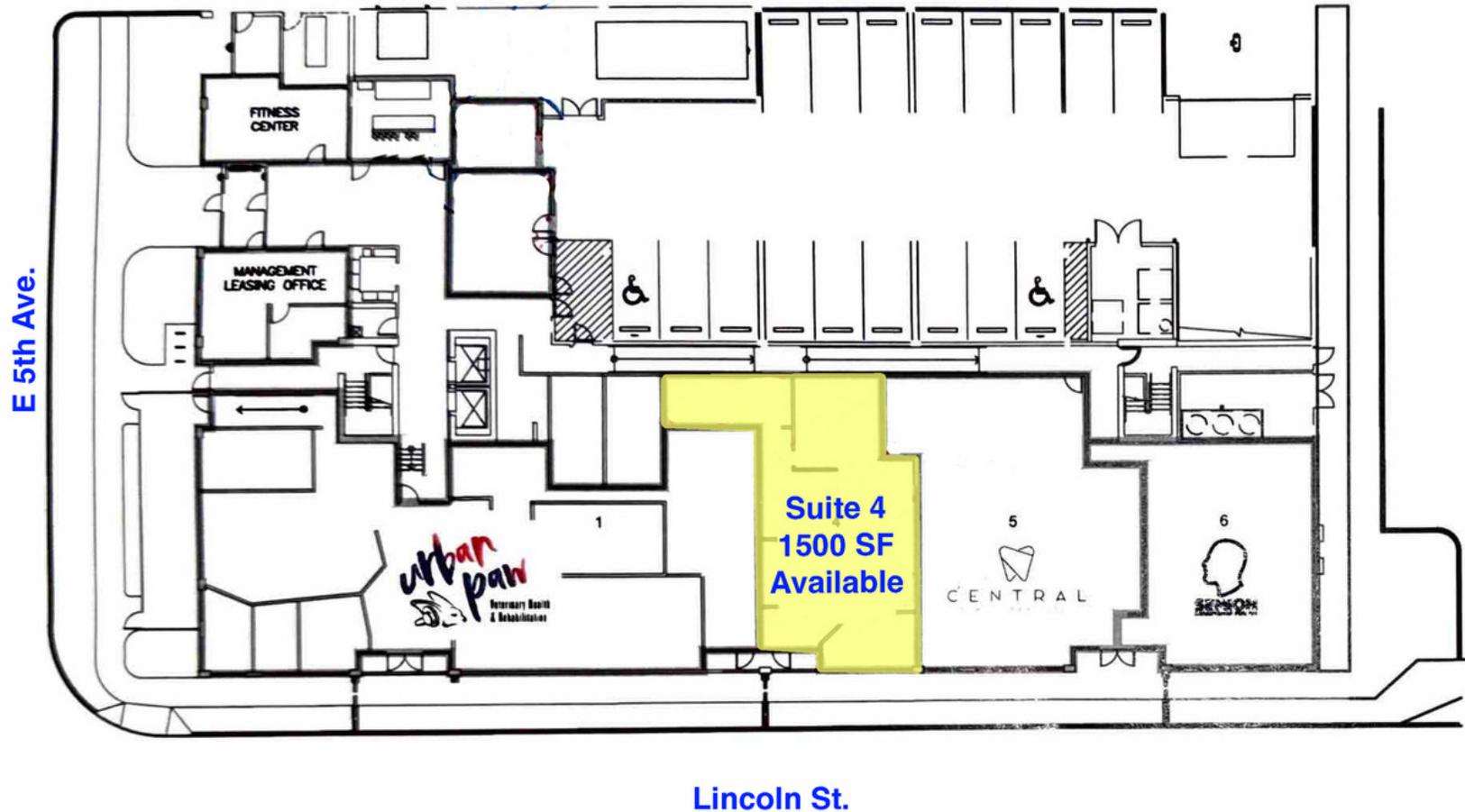
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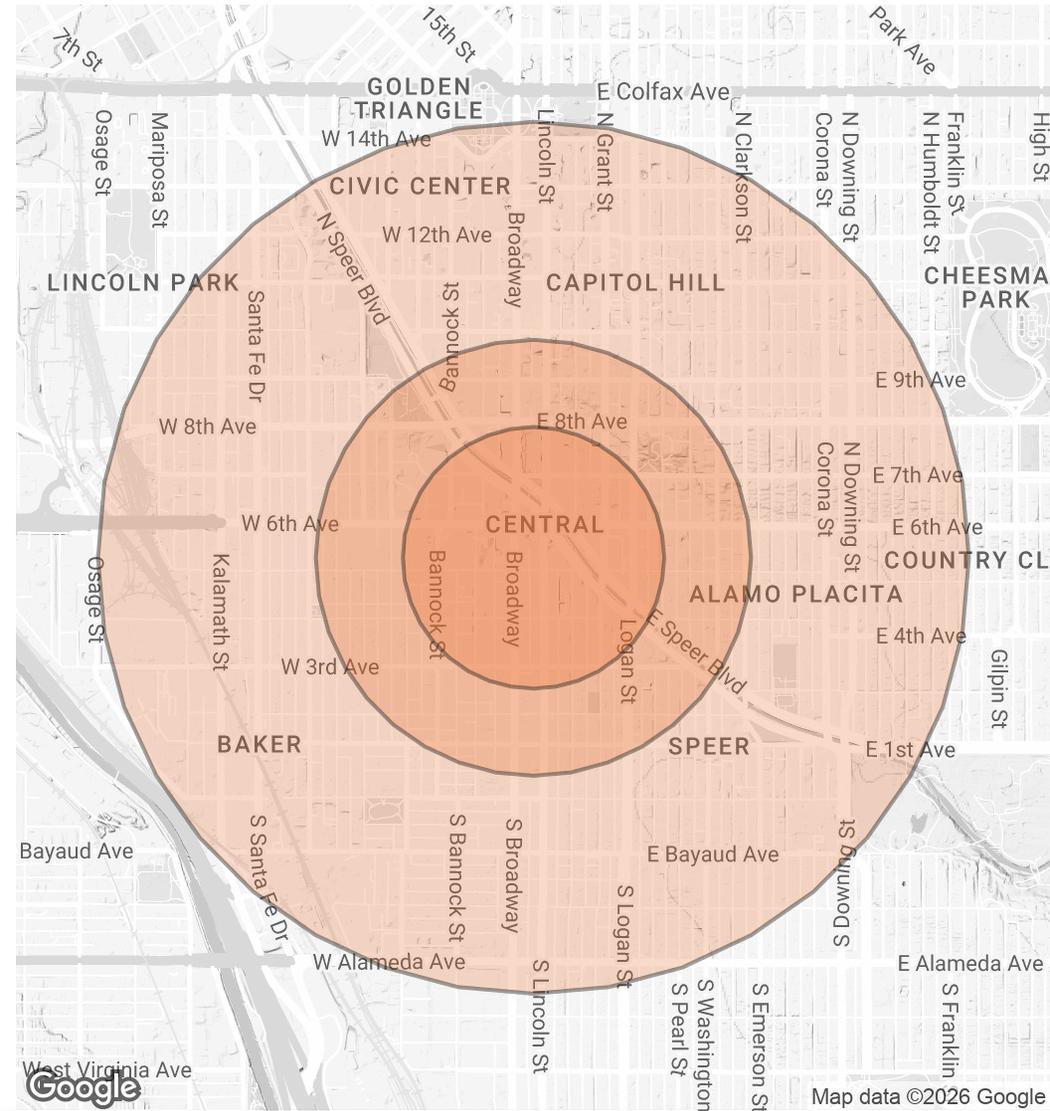
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,650	9,473	41,908
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	35	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,043	5,846	26,190
# OF PERSONS PER HH	1.6	1.6	1.6
AVERAGE HH INCOME	\$110,160	\$114,266	\$118,333
AVERAGE HOUSE VALUE	\$714,774	\$787,146	\$786,640

Demographics data derived from AlphaMap



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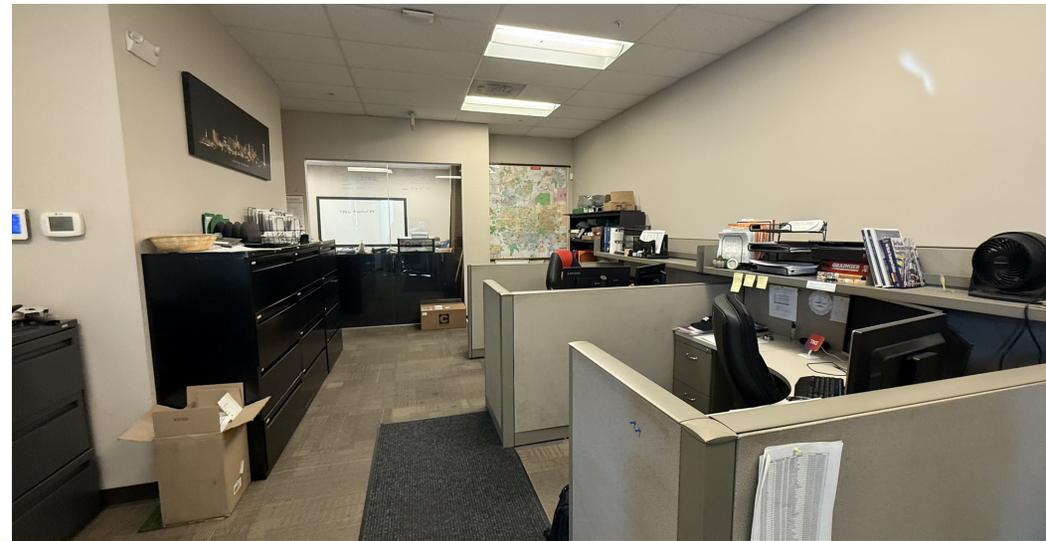
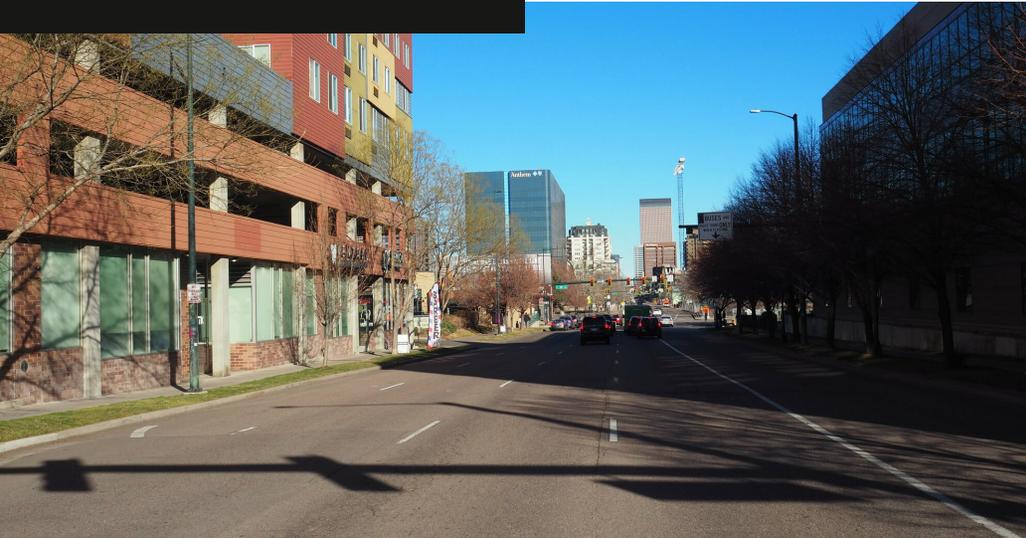
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