



Retail at The Residences at Capitol Heights

LEASE RATE: \$35.00/SF NNN

SPACES AVAILABLE SOON - DO NOT DISTURB TENANTS

PROPERTY OVERVIEW

Banfield:	2,500 SF
Korean BBQ (Grease trap ,hood restaurant infrastructure)	2,870 SF
Estimated NNN's:	\$16.75/SF
Parking:	20 Covered - First Floor Core Power - Second Floor Ample - Street
Tenants:	Core Power Yoga, Capitol Market, Razor's Barbershop, Banfield Pet Hospital, Korean BBQ Chicken

PROPERTY/AREA DETAILS

Located in the densely populated, hip and walkable Capitol Hill/Uptown neighborhood surrounded by multiple cultural attractions, restaurants parks and businesses.

For more information, please contact:

ELIZABETH MORGAN

Vice President

303.962.9532

EMorgan@PinnacleREA.com

KYLE MOYER

Associate Advisor

303.406.2524

KMoyer@PinnacleREA.com

CODY STAMBAUGH

Senior Advisor

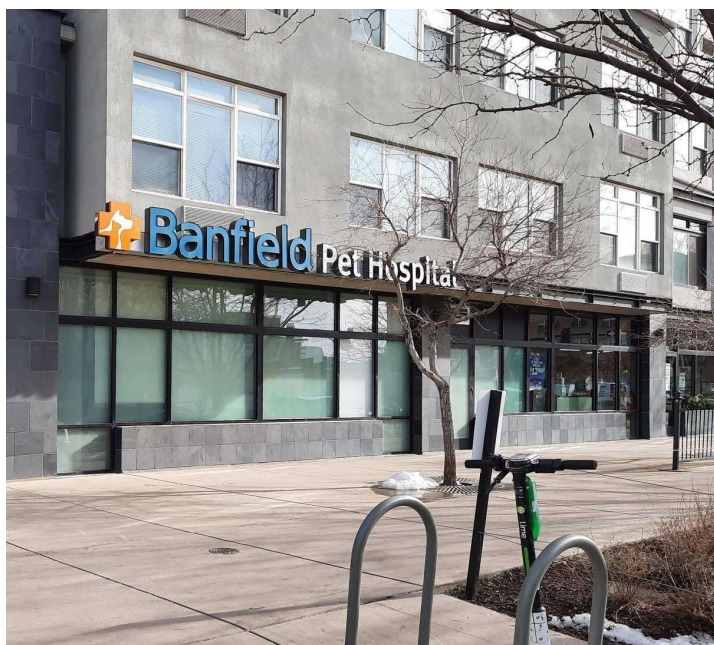
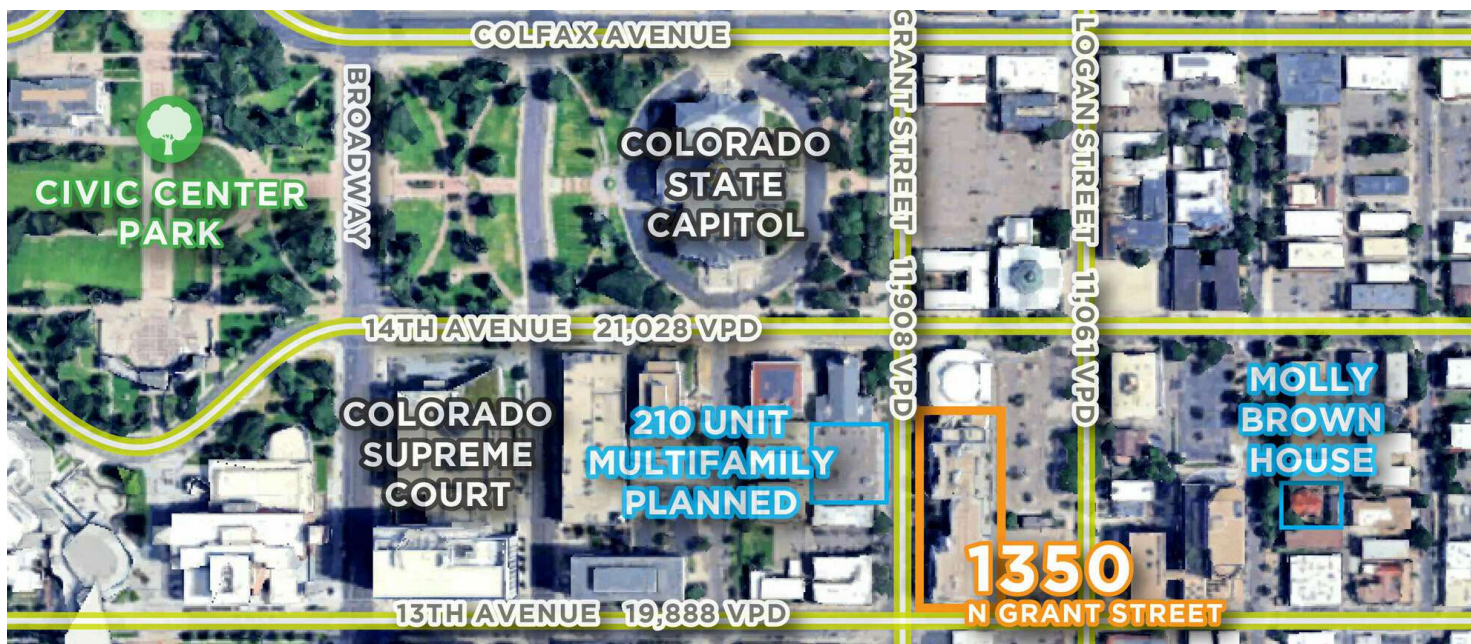
303.962.9530

CStambaugh@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com



PROPERTY HIGHLIGHTS

- Mixed use Urban property with ground-level retail
- Densely populated Capitol Hill/Uptown neighborhood just east of Downtown
- 14,799 SF of retail - Capitol Market, Core Power Yoga, Razors Barbershop, Banfield Pet Hospital and Korean BBQ Chicken.
- Excellent street exposure, visibility and signage
- Strong pedestrian and vehicle traffic
- 145 residential units above
- 210 unit apartments planned across the street
- Over 2000 new residential units under construction or proposed within 7 blocks from the property

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