

# 2045

# CURTIS STREET

DENVER, CO 80205

LEASE RATE

**\$17/SF NNN**



**OFFICE/ RETAIL**  
WITH PARKING



**SAM LEGER**

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 **UNIQUE**  
PROPERTIES

 TCN  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
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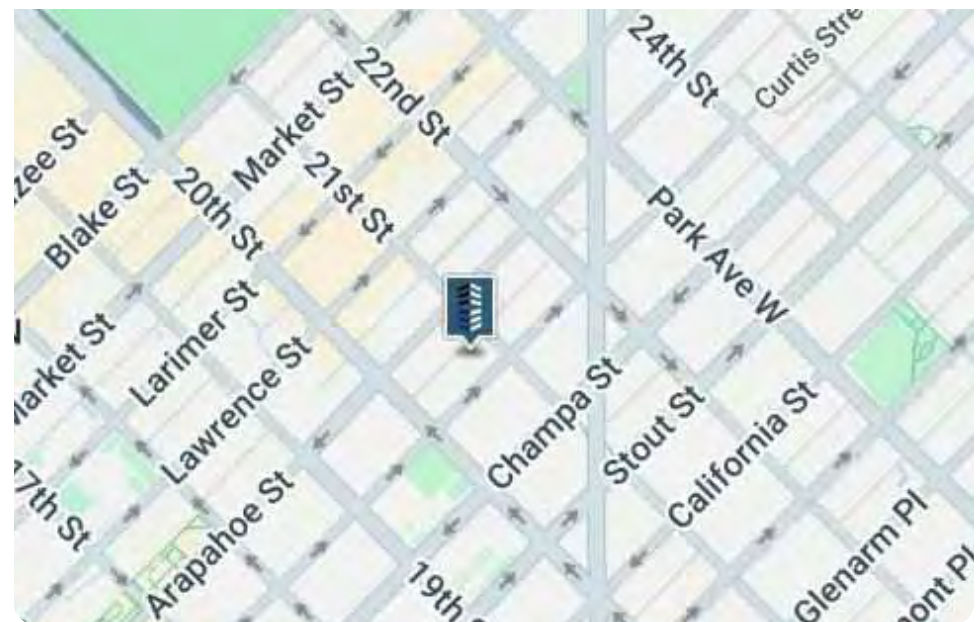
# PROPERTY HIGHLIGHTS

Available SF	2,908 SF
Lease Rate	\$17/SF NNN
Lot Size	0.36 AC
Year Built	1946
Zoning	D-AS-20+
Water Taps	3/4"
Age of Roof	Eight (8) years
Age of Mechanical	Four (4) years
Parking Spaces	10+/-
Additional 22 parking spaces avail. Contact Broker for details.	

## PROPERTY DESCRIPTION

2045 Curtis Street offers the rare opportunity to occupy this stand-alone office/retail space in the heart of Downtown Denver. The property is equipped with on-site parking and a gated lot, a rarity in Downtown Denver. With the city's top eateries and entertainment options within walking distance, tenants will be spoiled with all that Downtown Denver has to offer.

- Stand-Alone Property in the heart of Downtown
- On-site parking
- 2 Private Offices
- Signage Available
- Shipping & Receiving flex area
- Additional parking lot available



# ADDITIONAL PHOTOS





# RETAIL MAP



# SITE AERIAL



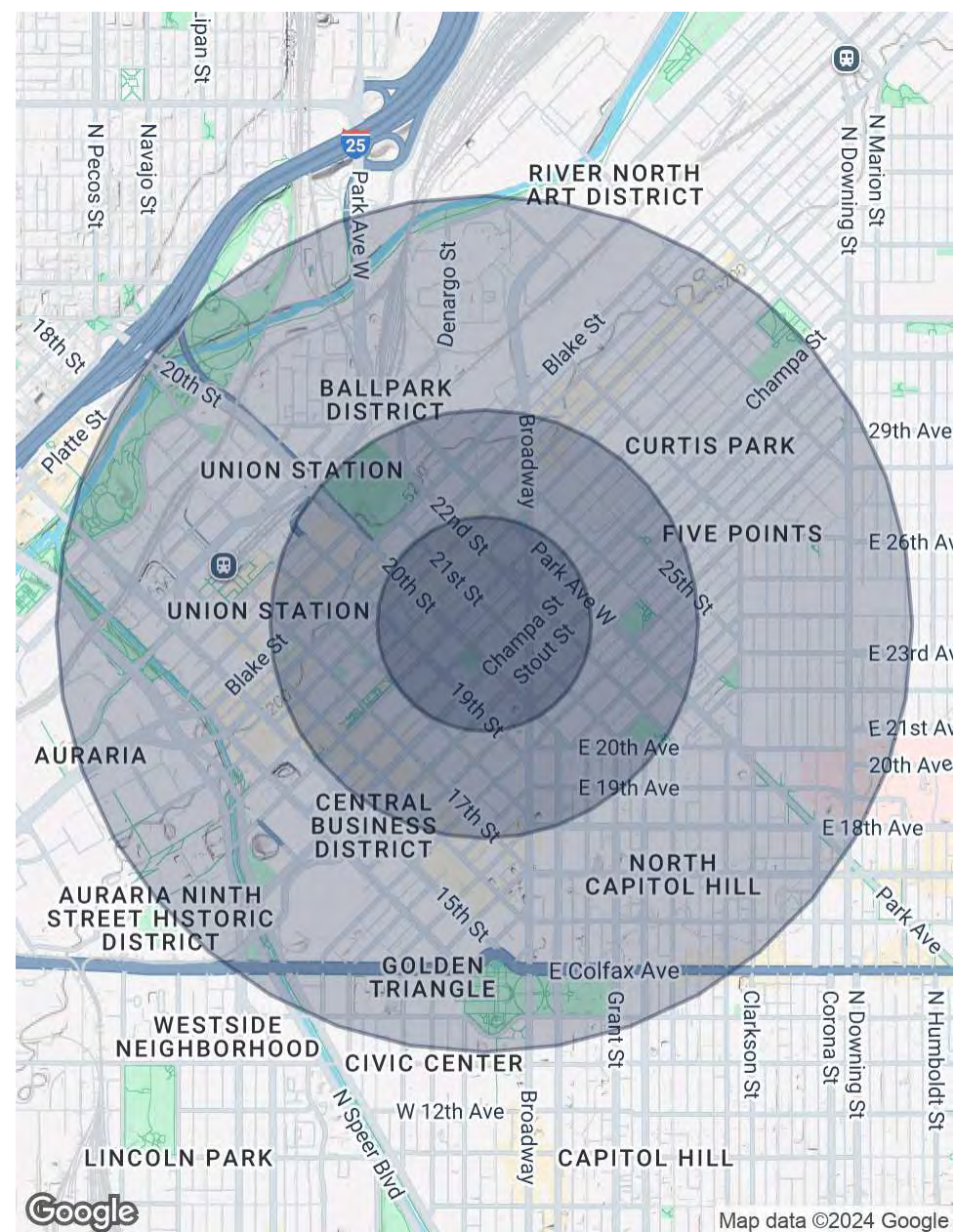
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,420	10,983	38,622
Average Age	34.5	36.0	35.0
Average Age (Male)	32.9	34.3	35.1
Average Age (Female)	38.1	37.8	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,181	6,934	24,257
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$87,329	\$92,282	\$102,935
Average House Value	\$273,374	\$385,203	\$400,763

2020 American Community Survey (ACS)



# WHY DENVER?

## Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

# #1

Best State  
Economy  
U.S. News

# #2

Best Place  
to Live  
U.S. News

# #3

Fastest Growing  
State This Decade  
U.S. Census

## A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT





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