



303-909-0706 rick@coloradocre.com

CONFIDENTIAL INFORMATION & DISCLAIMER

CRE Solutions ("Broker") has been engaged by engaged by owner of the property ("Seller") as the exclusive Broker for the sale of 1700 N. Sherman Street, Denver, CO 80203 (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with CRE Solutions as a "Registered Potential Investor" or as "Buyer's Broker" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is Property to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended

to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Broker each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice. This offering is made Property to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived

By taking possession of or reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly

confidential nature and will be held and treated in a strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to CRE Solutions. Seller will be responsible for any commission due to Broker in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or Broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker(s) authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

CRE Solutions Rick Egitto, CCIM President 303-909-0706 rick@coloradocre.com

The information contained herein was obtained from sources believed reliable; however, CRE Solutions makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted Property to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



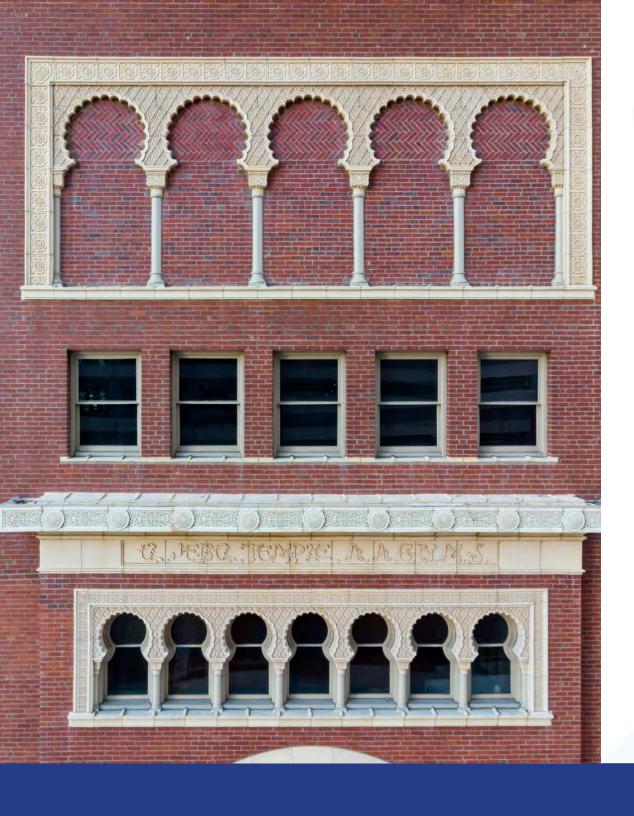


TABLE OF CONTENTS

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

LAND SALE COMPARABLES

MARKET OVERVIEW











EXECUTIVE SUMMARY

Positioned just outside of the Central Business District of Downtown Denver, the landmark 1770 Sherman Street property, currently known as El Jebel Shrine Temple and parking lot, is not just a property - it's a slice of Denver's architectural history waiting to be re-imagined. Constructed in 1906-1907, this historic building has been identified as one of Denver's top five architecturally significant structures, and is now available to own. Developed by the Ancient Arabic Order of the Nobles of the Mystic Shrine (The Shriners), The Scottish Rite Masons and later to Eulipions, Inc. who converted it into a catering and event facility in 1995, the building itself contains approximately 46,640 square feet on a 12,500 square foot lot. In 2002 a deal was structured wherein Historic Denver was given exterior and an interior easements to limit redevelopment of the existing building and the building was designated a Historic Landmark. Any changes to the exterior of the building will need review and approval by Denver Landmark Preservation prior to permit issuance and Historic Denver will need to approve any interior and exterior modificiations.

In exchange for these easement rights, the adjacent 17,213 square foot parking lot attained a special PUD 545 zoning, allowing an unprecedented building height of up to 650' for the development of residential, hotel/residential combination, office, hotel and any number of other uses. All of these elements are still in place today.

With its robust structure, the building reflects a high level of architectural integrity unparalleled in many contemporary buildings. Two opulent ballrooms, an interior balcony, and the building's crown jewel - a massive auditorium/amphitheater on the top two levels - augment its appeal. This magnificent property houses 12 unique rooms, each marked by distinct architectural styles and finishes that add to its historical value. The first floor showcases a Turkish Style Reading Room, Flemish style billiard room, and a gothic style grill room. Each room presents a different era in architectural design. A Japanese Style Ladies Dressing Room and Alhambra Style Ball and Banquet Room can be found on the second floor and third floors, with exceptional design details still preserved. The Fourth and Fifth floor present a spectacular Egyptian style auditorium and Upper Promenade. All in all, the building is one of the best examples of Moorish-inspired architecture in Colorado.

The El Jebel Shrine Temple building has the potential to become an ancillary entertainment venue for any building constructed on the parking lot, or on its own one of Denver's premier event and music venues. It stands as a testament to the city's rich past and presents a unique opportunity for those seeking a distinctive space in the heart of Denver. When combined with the excess land, high-rise developers have the ability to put their stamp on the Denver skyline in a way that hasn't been seen since the 1980's.



EXECUTIVE SUMMARY

PROPERTY DETAILS

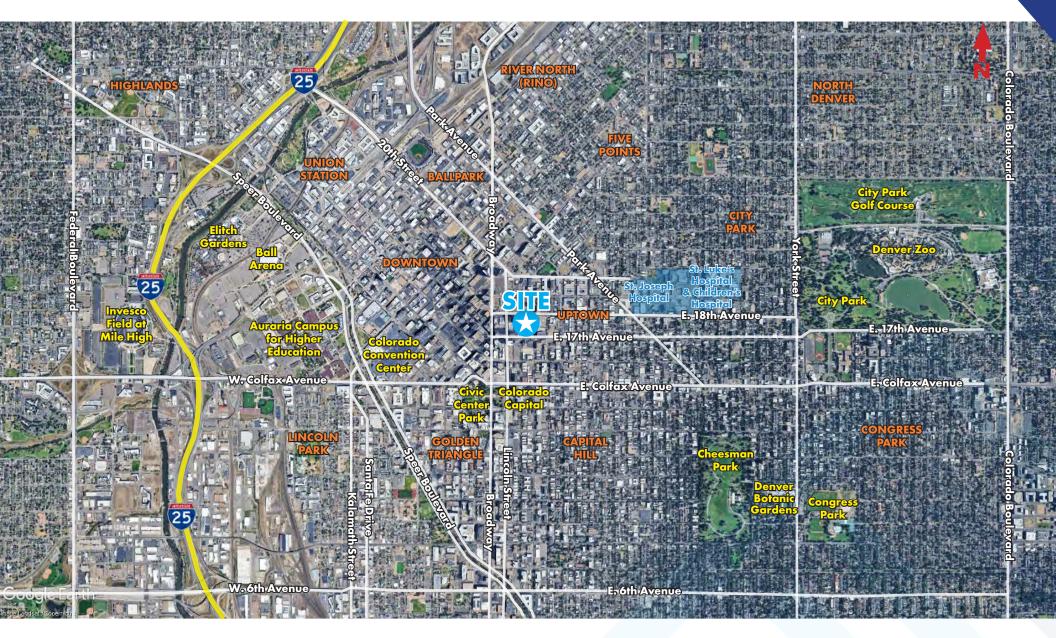
Property Name	El Jebel Shrine Building & Parking Lot			
Address	1770 N. Sherman Street, Denver, CO 80203			
Location	SEC of Sherman Street and East 18th Avenue			
County	Denver			
Parcel Numbers	02349-31-027-000 & 02349-32-030-000			
Building SF	46,640 SF			
Site Area	Building: 12,500 SF (0.28 acres) Parking Lot: 17,213 SF (0.40 acres)			
Zoning	PUD 545			
Access	One (1) curb cut on north Sherman Street and One (1) curb cut on East 18th Avenue			
Flood Plain	Zone X - Non-Special Flood Harzard Area (NSFHA) of minimal flood hazard, usually depcited on FIRM maps as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing river or hard rains.			
Parking	+/- 55 Surface Spaces			
Year Built	1906-1907			
Type of Construction	Brick & Masonry			
Mill Levey	79.202 mills			
Occupancy	100% (Month-to-Month)			
Walk Score	98 (out of 100) = Walker's Paradise			

Click Here for a Video Tour



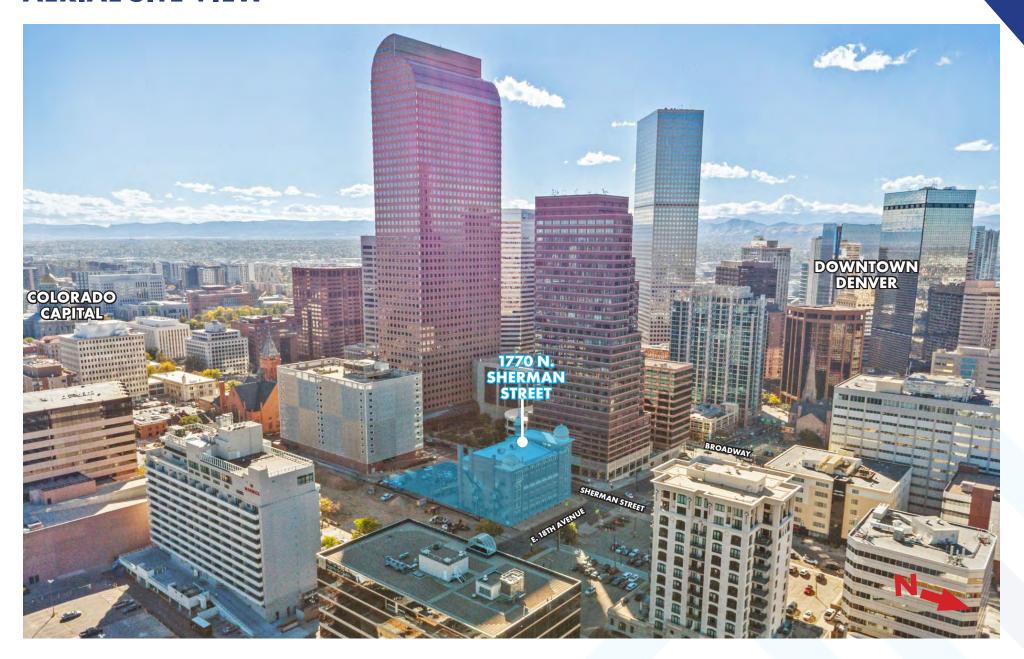


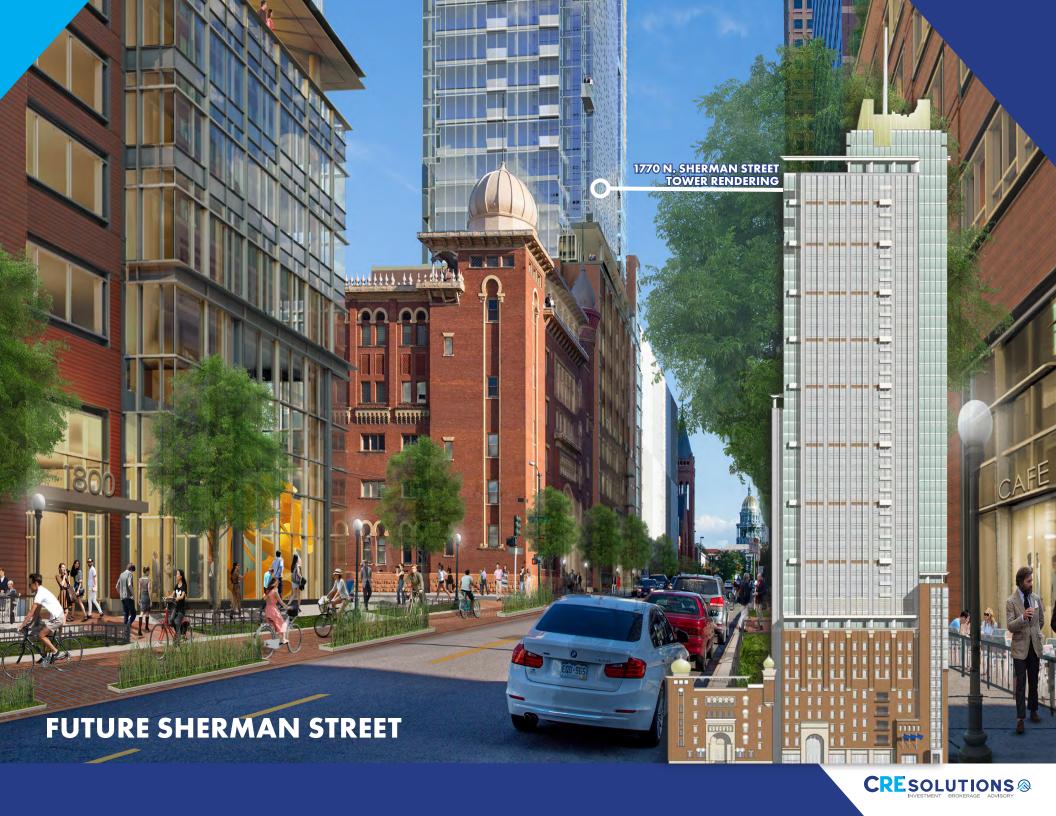
LOCATION AERIAL





AERIAL SITE VIEW









BUILDING OVERVIEW

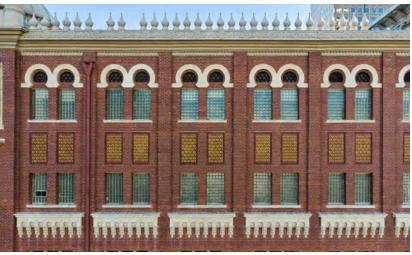


BUILDING DETAILS

GENERAL IMPROVEMENT	DESCRIPTION OVERVIEW					
Property Name	El Jebel Shrine Building & Parking Lot					
Address	1770 N. Sherman Street, Denver, CO 80203					
Property Description	Commercial Building and Land					
Year Built	1906-1907					
Number of Buildings	1					
Number of Stories	5					
Gross Building Area	46,640 SF					
Floor-Area Ratio	1.57					
Total Parking Spaces	+/- 55 Surface Spaces					
CONSTRUCTION DETAIL						
General Layout	Five-Story Building					
Construction	Brick & Masonry					
Floor Structure	Concrete Columns					
Exterior Walls	Masonry/Brick					
Roof Type	Flat					
Roof Cover	Sealed Membrane					
Windows	Single-Pane, Metal					
HISTORIC LANDMARK CC	nditions					
Redevelopment Restrictions	The property has Historic Landmark status with Denver Landmark Preservation. Additionally, Historic Denver has interior & exterior easements. Both organizations need to be consulted with and approval any modifications to the building.					
INTERIOR DETAIL						
Ceilings	Architecturally Signficant Plaster Ceilings					
Floor Coverings	Wood, Tile and Marble					
Lighting	A variety of fixtures and lights from different eras					
Restrooms	Tile Flooring, Vanity Sinks, Fluorescent Panel Lighting					
MECHANICAL DETAIL						
Heating	Hot Water System					
Cooling	Central HVAC					









BUILDING IMPROVEMENTS SUMMARY

The El Jebel Shrine Building is a five-story (with a basement), 46,640-square foot building. The improvements were originally constructed in 1906 and include unique features and designs on the interior and exterior of the property exhibiting a distinctive Moorish Revival architectural style. Key exterior features include an onion-shaped dome and intricate façade detailing.

Utilizing Milddle Eastern architechture styles to create ceremonital spaces, the interior comprises five levels. Notable interior features include:

- Ballroom (Second and Third Floors): A large ballroom featuring Alhambra-style architecture, characterized by a scalloped ceiling, a wraparound balcony, and a rotating chandelier. The flooring is refinished hardwood. Original radiators are not currently functioning, but are repairable. Many original windows are operable.
- Theater (Fourth and Fifth Floors): An Egyptian-style theater with a capacity of approximately 300, featuring a floor-level orchestra pit and rising bench seating. The space boasts good acoustics and an original backstage switchboard with power.
- First Floor: Contains a Turkish-style reading room and a Flemish-inspired billiard room, both suitable for receptions, meetings, or classroom use. The first floor also features original, hand-crafted custom door handles and inscriptions. Staging area for events.
- Other Interior Features: The building contains numerous hallways with intricate detailing, including several secret stairwells and quarters originally designed for servants. The building also houses an old barber's area on the fourth floor, and an original, still-functioning elevator though decommissioned currently (considered to be the oldest working elevator in Colorado). Many original fixtures, finishes, and architectural elements are present throughout the building, such as the hardwood floors, stained glass, and painted doors. There is a basement as well.



BUILDING HISTORIC NATURE

The El Jebel Shrine Temple was designated as an individual Denver Landmark in 1995 and the improvements were placed on the National Register of Historic Places in 1997 (no. 97001235). Additionally, in 2003, as part of development agreement with City of Denver that expands development capabilities for the southern parcel, two conservation easements were granted to Historic Denver, Inc. (non-profit agency) to preserve the interior and exterior.

According to the Shrine's registration form with the National Register of Historic Places, it qualifies for National Historic designation under Criterion C for its architecture and art. The exterior is an example of Moorish-inspired architecture in Colorado. However, its greater significance lies within its eclectic interior, showcasing a high level of artistic detail and craftsmanship across numerous

styles (Moorish, Egyptian, French Provincial, Elizabethan, and Arts & Crafts). Other buildings in the state cannot match its level of interior design.

The building's lavish interior, combining diverse styles in a unique and successful manner, reflects the Shriners' desire for a facility that celebrated their Middle Eastern themes while also offering cheerful diversity.

The conservation easements restrict alterations to the exterior façade and interior of the building. Any changes, including demolition, construction, alterations, remodeling, repairing, repainting, or reconstruction, require the prior written consent of Historic Denver. Further, any exterior changes to the building that require a building or zoning permit also will require review and approval by Denver Landmark Preservation.













BUILDING CONDITION & FUND AVAILABILITY

The building has undergone some renovations to address safety and functionality concerns. Specific updates include refinishing the hardwood floors and addressing significant plumbing issues. However, given its age and limited use over the years, the building requires more work to fix deferred maintenance. Specific costs to cure deferred maintenance were not provided, but the expectation is that significant expenditure will be required. Fortunately, funds or tax credits may be available through Downtown Denver Partnership, Historic Denver and other organizations.

TENANT PROFILE

Non Plus Ultra (NPU)



NPU's mission is simple: activate underutilized space to bring variety to the event venue market, and to reignite the communities they operate in. Their venues are different from the cookie cutter hotel ballroom or corporate convention center. NPU's venues are architectural, and often historic, showpieces that offer a flare all their own and offer a creative space which encourage clients to transform into the event of their dreams with minimal restrictions. NPU is a tight-knit collective of the hard-working people who connect unique event spaces with world-class event producers, corporate event planners, and cultural tastemakers to create unforgettable live events.

NPU LEASE OVERVIEW

NPU began a 2-year lease in September 2023, and is currently on a month-to-month basis.

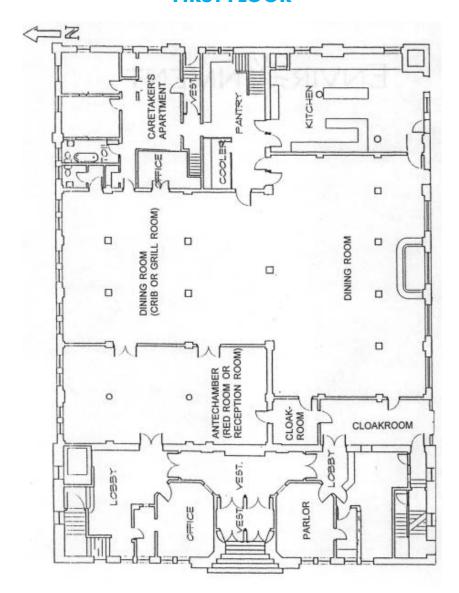
Rent equates to 10% of the monthly Modified Gross Revenue.

Rent Payments have been insignificant due to NPU's inability to obtain a liquor license for the majority of its' lease term; however, in October 2025 the City& County of Denver reversed their previous position and NPU now has re-submitted for a liquor license. This turn of events is very significant for any operator of the building as almost all events held in the building want to offer liquor sales.



BUILDING FLOOR PLANS

FIRST FLOOR







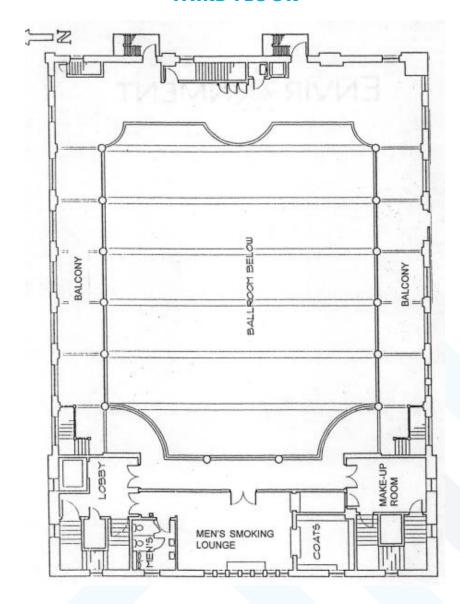


BUILDING FLOOR PLANS

SECOND FLOOR

0 O LADIES' LOUNGE CLOAK-ROOM

THIRD FLOOR

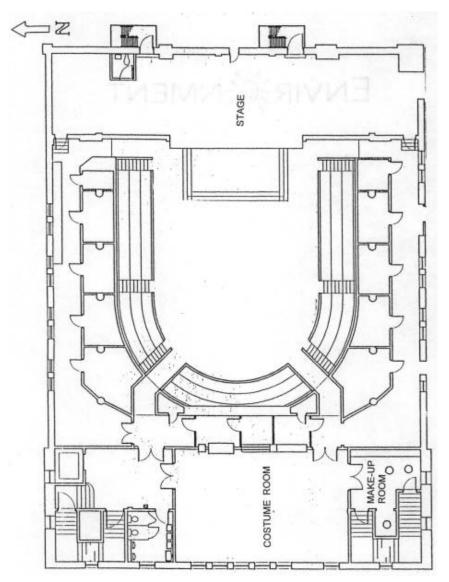




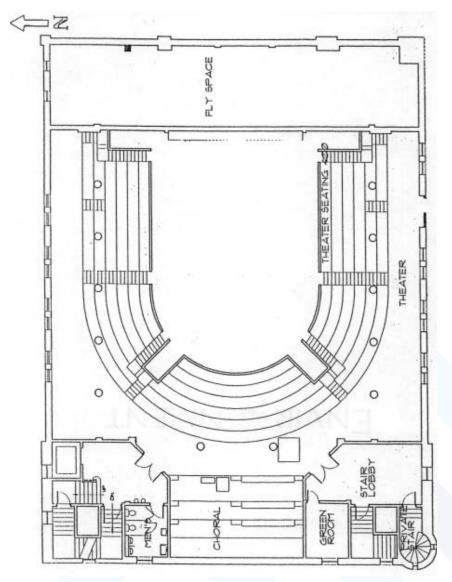


BUILDING FLOOR PLANS

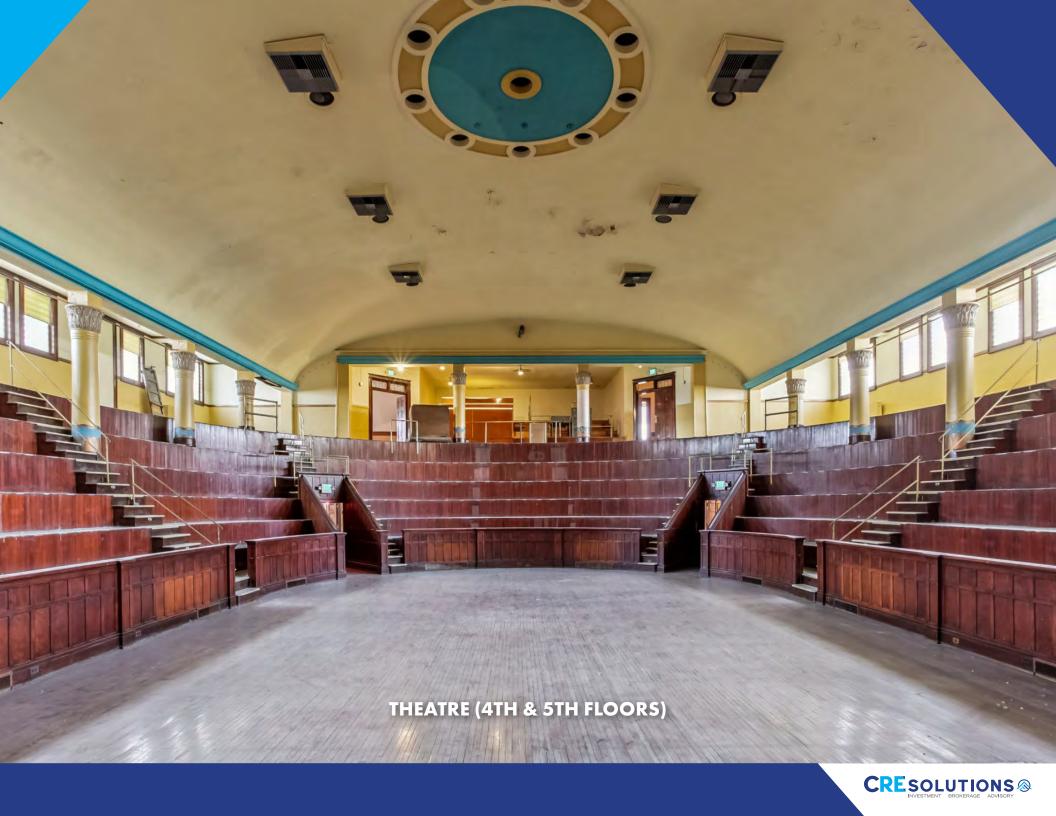
FOURTH FLOOR



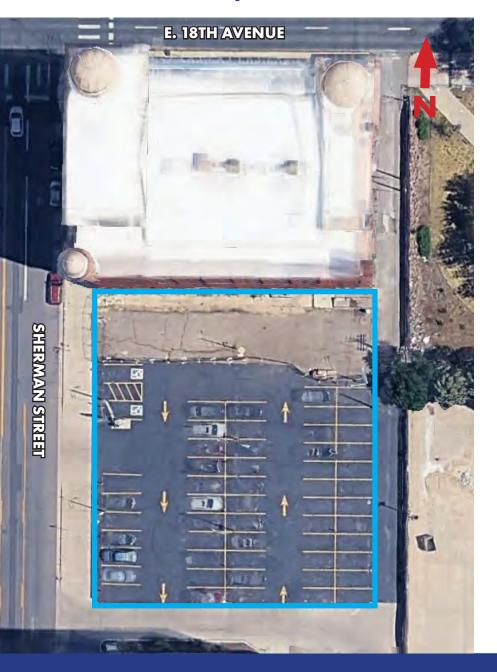
FIFTH FLOOR







PARKING LOT / LAND OVERVIEW



PARKING LOT DETAILS

Property Name	Parking Lot
Parcel Number	02349-32-030-000
Site Area	17,213 SF (0.40 acres)
Total Spaces	+/-55 Surface Spaces
Zoning	PUD 545
Access	One (1) curb cut on north Sherman Street and One (1) curb cut on East 18th Avenue

ABM PARKING SERVICES LEASE DETAILS

Primary Lease Terms

Term: 4/1/2022 to 3/31/2023 (Year-to-Year Renewals)

Rent: 78% of Gross Parking Receipts

New Parking Lot Service Agreement

Term: Effective August 4th, 2025 by and between ABM Parking Services and Martin Harris Construction, the contractor building the multi-family project immediately east of 1770 Sherman.

Leased Premises: 34 designated parking spaces on Parking Lot portion of the Property.

Term of Agreement: 12 months, commencing on August 4th, 2025, and terminating on August 3rd, 2026, unless terminated earlier in accordance with the terms of this Agreement (60 days' notice).

ZONING OVERVIEW

ZONING SUMMARY

Current Zoning Legally Conforming Uses Permitted PUD 545

Yes

A planned unit development (PUD) is a custom zone district used to address a unique site, or a unique proposed development, when standard zone districts are not applicable. The PUD/PBG Development (Site) Plan Rules and Regulations contain the standards and approval process applicable to development plans (includes PUD site plans; planned building groups, mixed-use development plans, and planned developments).

Source: Denver County Planning and Zoning Dept.



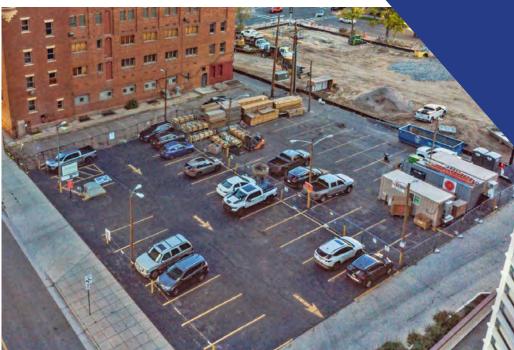
ZONING ANALYSIS

The Property's Development Agreement was approved in 2003 and allows for a mix of residential, office, hotel, and retail uses. Most notably, the agreement indicates that any development of the southern parcel, will also include rehabilitation obligations (to the developer) for the El Jebel Shrine Building on the northern parcel. These obligations are detailed specifically if the development of the southern parcel will seek a View Plane Ordinance variance (the View Plane Ordinance would cap development height at 155 feet). One set of rehabilitation obligations would permit a View Plane Ordinance variance to allow for up to

400 feet in height, while an additional set of obligations would permit up to 650 feet in height. However, the obligations are not limited to only if a View Plane Ordinance variance is sought as the development agreement also states that the obligations "shall be based upon the scope of allowable development for the (southern parcel) approved by the City Council and the Planning Board..." This implies that the obligations are tied to the development of the southern parcel, not solely contingent upon the need for a variance.





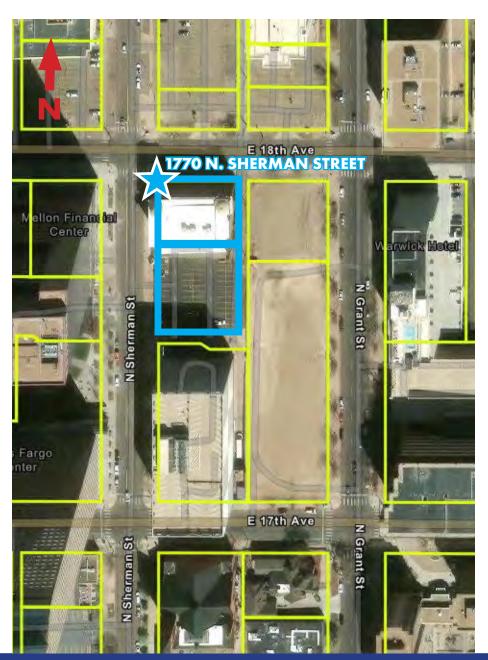








PARCEL MAP, PROPERTY ASSESSMENT & TAX DATA



real estate assessment & taxes			
Tax ID No.		2023/2024	2024/2025
02349-32-027-000		\$5,084,600	\$5,473,600
02349-32-030-000		\$4,304,300	\$3,442,600
Assessed Value@	27.90%	\$2,619,503	\$2,407,640
General Tax Rate	per \$1,000	77.4860	79.202
Property Taxes		\$202,975	\$206,806
Special/Direct Assessments		\$0	\$0
Total Taxes		\$202,975	\$206,806
Total Taxes PSF		\$4.35	\$4.43

The State of Colorado has one system that is applicable for all counties concerning the assessment of real estate property taxes. There are specific appraisal tax districts that are segregated by county for assessing the real estate that is located within each particular county. Tax rates are established by each county's taxing jurisdiction.

Typically, the county assessor's actual value is based on the mass appraisal process. This technique is based more on statistical probability and does not focus on individual property characteristics. Therefore, there is frequently a difference between the assessor's estimate of actual value and the appraiser's estimate of market value for any particular property.

The county assessor determines actual values on January 1st of odd numbered years. Taxes for that year are due and payable by April 30th of the next year. An owner may elect to pay the taxes in two halves. The first half is due on February 28th and the second on June 15th. Year 2018 taxes are due in 2019.

The Colorado Constitution specifies different assessment ratios for commercial and residential improvements. The residential assessment ratio is variable and can be changed every other year by the state legislature according to a formula specified by the constitution. The assessment ratio for residential properties was 7.20% for 2018, however it has been lowered to 7.15% starting in 2019. The assessment ratio for all other taxable property, including commercial real estate, is a constant 27.9%. It may be changed only by amendment to the constitution.



PREVIOUS DESIGN RENDERINGS





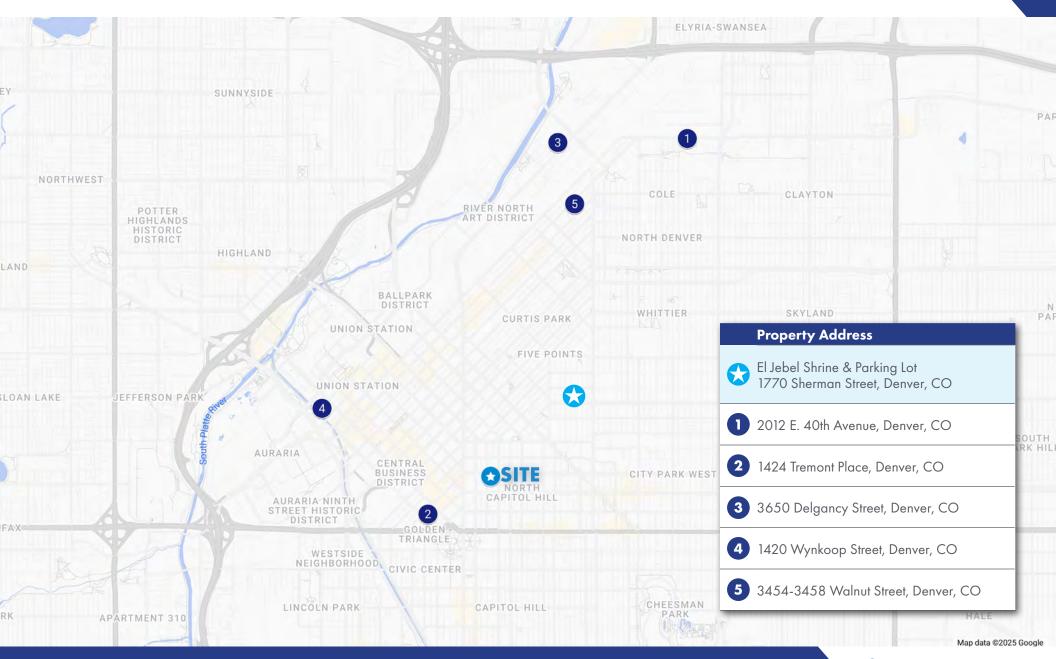








LAND SALE COMPS MAP





LAND SALE COMPS

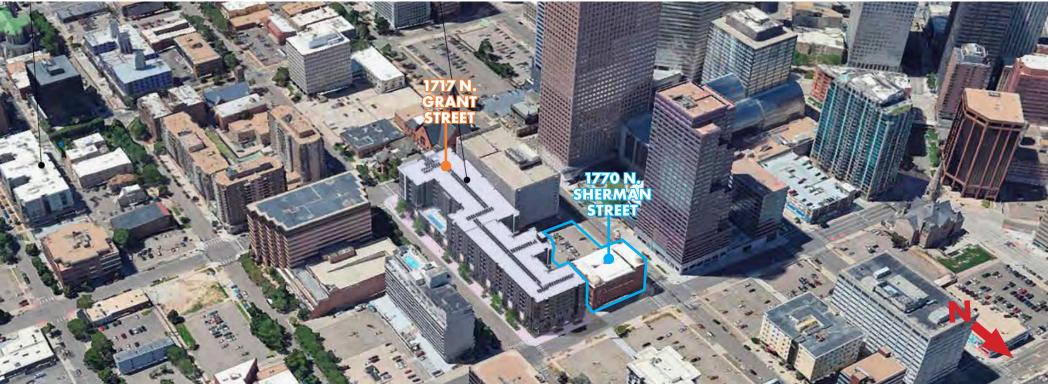
Property Address	Date of Sale	Sale Price	Price Per SF (Net)	Site Size (Net Acres)	Site Size (Net SF)	Zoning	Proposed Use	Flood Zone	
El Jebel Shrine & Parking Lot 1770 Sherman Street Denver, CO				0.40	17,213	PUD 545	Multi-Family	Zone X (unshaded)	
2012 E. 40th Avenue Denver, CO	May 2024	\$1,840,000	\$241.69	0.17	7,613	I-MX-5, UO-2, DO-7	Commercial	Zone X (unshaded)	
1424 Tremont Place 2 Denver, CO	April 2024	\$3,531,250	\$226.00	0.36	15,625	D-C, Downtown Core Commercial	Multi-Family	Zone X (unshaded)	
3650 Delgancy Street Denver, CO	June 2023	\$5,000,000	\$226.61	0.43	18,754	I-MX-8, UO-2, DO-7	Commercial	Zone X (unshaded)	
1420 Wynkoop Street Denver, CO	May 2023	\$8,600,000	\$334.26	0.59	25,736	D-LD, UO-1, Downtown Lower DT, Urban Sign Overlay	Commercial	Zone X (unshaded)	
3454-3458 Walnut Street Denver, CO	May 2023	\$3,000,000	\$240.00	0.29	12,500	I-MX-5, Industrial Mixed- Use-5 Stories	Multi-Family	Zone X (unshaded)	



1717 N GRANT STREET

- Parcel immediately east of the El Jabel Shrine property
- Developed by Abacus Capital Group
- 1.44 Acres
- 7-Story Building
- 260 Dwelling Units
- 212 Parking Spaces
- Purchase Price of \$11,000,000 in 2022
- Currently Under Construction





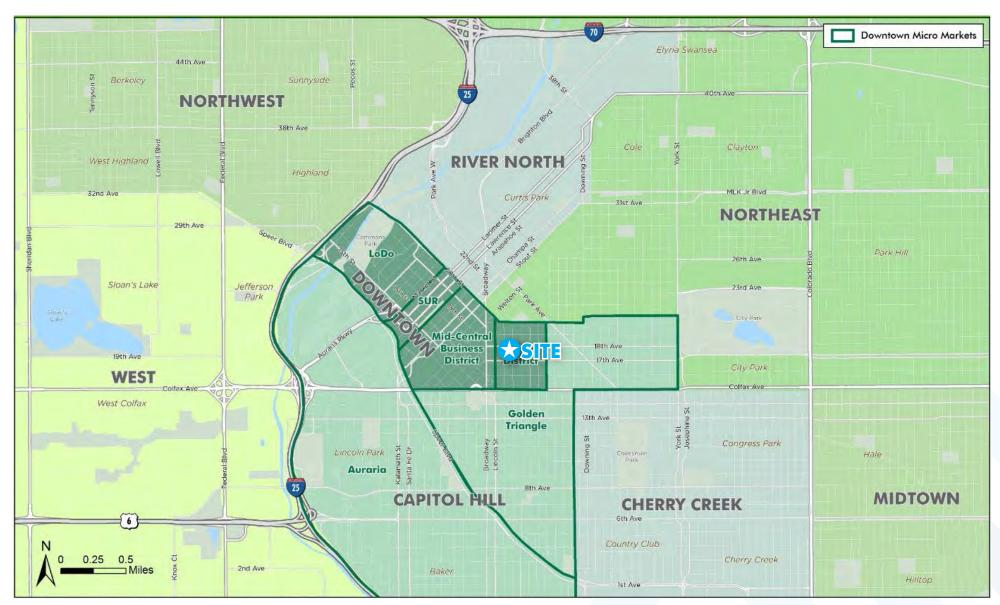






MARKET OVERVIEW - METRO DENVER

The Property property is located in Downtown Denver within the Uptown District. The individual Downtown districts are depicted below:





LAND USE & GROWTH PATTERNS

Downtown Denver is the employment hub of the city, region and state, with approximately 135,000 employees. Downtown Denver contains approximately 31 million square feet of commercial and government office space. No other office district within a 600-mile radius contains more space. Downtown also contains more than 2 million square feet of retail space and is home to approximately 33,000 residents, with almost 20,500 households.

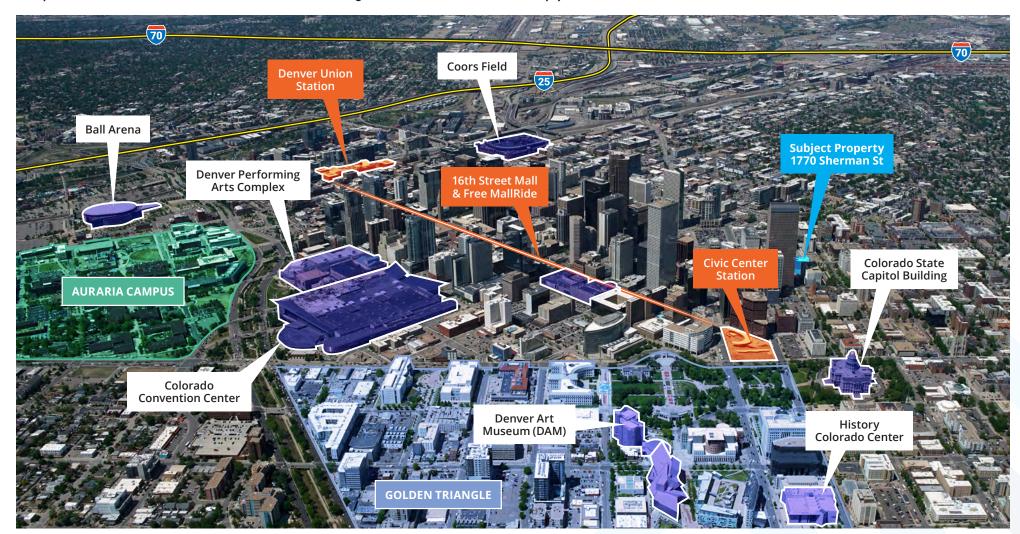
The Mid-Central Business and Uptown Districts were once at the heart of Downtown's commerce and economic activity. These districts are comprised primarily of large office buildings generally housing major employers and small businesses. However, the COVID-19 pandemic exacerbated negative absorption in these two districts as large national companies now prefer the newer construction and revitalization taking place in areas like LoDo and RiNo. With that being said, large office buildings in the Mid-Central Business and Uptown Districts along 17th, 18th and 19th streets are what defines Denver's skyline, and there is movement to increase enthusiasm for revitalization. The Upper Downtown Plan is publicprivate partnership aims to accomplish this by through a variety of urban design interventions and strategic programming with economic analysis to demonstrate how specific physical and programmatic improvements can bring reinvestment to the area. The image to the right provides an overview of the Plan.





16TH STREET - THE HEARTBEAT OF DENVER'S CBD

The 16th Street Mall is the most distinctive urban design feature of Downtown Denver. The Mall's length, quality design and materials, heavily used transit and pedestrian accommodations make it the dominant organizing element of the CBD Core. However, the Mall's infrastructure was aging and it has struggled in recent years to maintain a healthy and diverse balance of retail and other active uses. The 16th Street Mall Special Improvement District began construction in 2022 to renovate, rehabilitate and modernize the mall. The \$175 million construction project was completed Fall of 2025 and city and business leaders expect the completion to revive downtown and foot traffic. Going forward the corridor will simply be called "16th Street."





ACCESS - IN & OUT OF DOWNTOWN DENVER

In addition to 16th Street, major corridors through the Commercial Core include 17th Street, the historical "Wall Street of the Rockies," and connectors to Interstate 25 - Broadway and Lincoln on the east side of downtown and Auraria Parkway and Speer Boulevard on the west. These streets vary in character and intensity along their lengths but are generally marked by sizable mid- to high-rise buildings, frequent parking structures, some surface parking lots, and a mix of experiences at the street level – from a few attractive, walkable blocks to numerous blank walls and pedestrian-friendly spaces.

The Downtown Development Authority (DDA) has recently secured \$570 million in tax-funded investment to revitalize Downtown Denver. This initiative aims to address years of pandemic-related economic hardship and general decline. Funding, derived from existing sales and property taxes within the downtown area (no tax increases were implemented), will be used for new development, office-to-residential conversions, job creation, childcare facilities, park improvements, arts and culture initiatives, and improved pedestrian infrastructure. The plan, developed in collaboration with residents and

approved by voters, is expected to create a "renaissance" in the downtown area. Applications for funding opened in 2025.

Broadway and Lincoln are the major north/south traffic arterials and Sherman Street is immediately east of Lincoln. The main east/west arterial through the neighborhood is Colfax Avenue, just south of 1770 Sherman. Interstate 25, the major north/south highway through metropolitan Denver, loops around the west and north sides of the CBD. Interstate 25 also provides access to Interstate 70, the major east/west freeway through the Denver Metropolitan Area. Interstate 70 is approximately one mile north of the CBD.

RTD Light Rail serves the CBD with tracks running along California Street, Stout Street and Welton Street. A newly completed line extends further north in the Central Business District to 16th and Chestnut Street. The light rail extends north to the five points neighborhood, west to the Pepsi Center and Coors Field and south to the suburban community of Littleton. An extension to the Southeast suburbs runs to Lone Tree on the south.

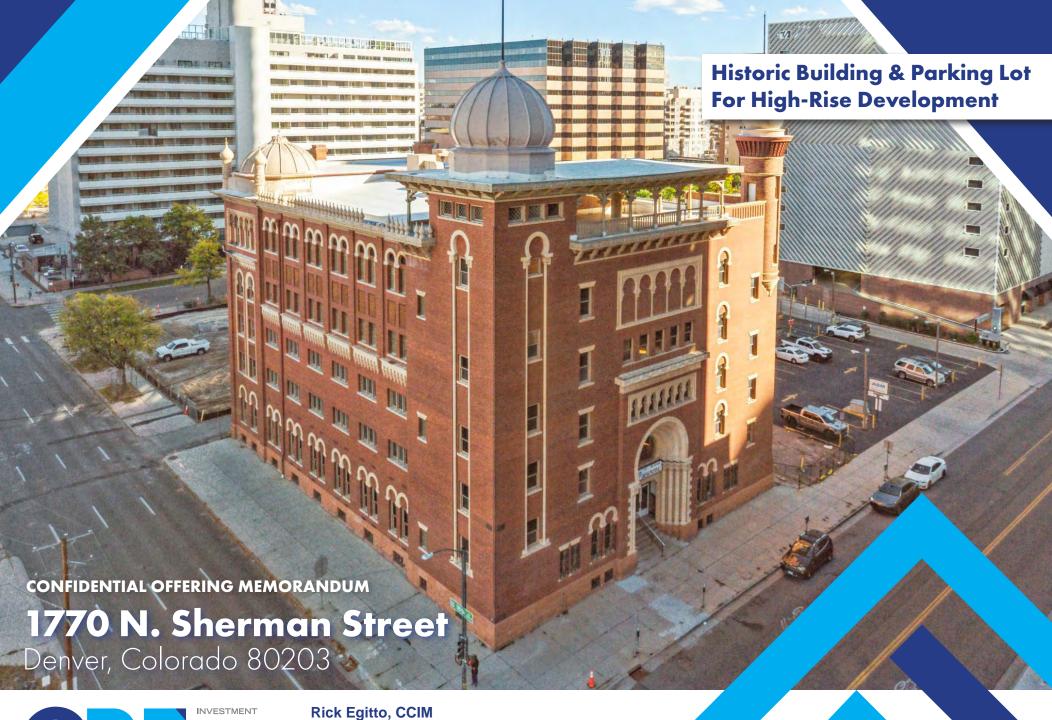




DEMOGRAPHICS

1770 N Sherman Street Denver, CO 80203	1 Mile Radius	3 Mile Radius	5 Mile Radius	Denver-Aurora Centennial, CC
Population				
2029 Total Population	64,845	279,059	535,601	3,205,611
2024 Total Population	56,031	247,826	503,284	3,081,342
2010 Total Population	38,752	187,890	418,554	2,543,456
2000 Total Population	32,982	188,008	414,249	2,179,340
Annual Growth 2024 - 2029	2.97%	2.40%	1.25%	0.79%
Annual Growth 2010 - 2024	2.67%	2.00%	1.33%	1.38%
Annual Growth 2000 - 2010	1.63%	-0.01%	0.10%	1.56%
Households				
2029 Total Households	40,143	150,152	256,781	1,276,584
2024 Total Households	34,522	133,254	239,381	1,218,506
2010 Total Households	25,011	96,311	189,929	1,004,686
2000 Total Households	20,167	87,319	178,719	852,188
Annual Growth 2024 - 2029	3.06%	2.42%	1.41%	0.94%
Annual Growth 2010 - 2024	2.33%	2.35%	1.67%	1.39%
Annual Growth 2000 - 2010	2.18%	0.98%	0.61%	1.66%
Income				
2024 Median Household Income	\$78,724	\$99,298	\$94,630	\$104,506
2024 Average Household Income	\$119,504	\$146,121	\$143,746	\$145,306
2024 Per Capita Income	\$74,345	\$78,939	\$68,610	\$57,517
2024 Pop 25+ College Graduates	31,426	139,175	235,276	1,104,727
Age 25+ Percent College Graduates - 2024	65.1%	69.8%	61.8%	50.9%

Source: ESRI





President
303-909-0706
rick@coloradocre.com