42ND AVE **ALLOY** JASON ST

SUNNYSIDE CO

next level urban lifestyle

leasing 2,650 sf

EXCLUSIVELY MARKETED BY

SRS
Real Estate Partners

welcome to the sunnyside

The Sunnyside neighborhood is known for its vibrant food and drink scene, with an ever-expanding selection of top-rated restaurants, bars, and breweries. From cozy cafes to trendy cocktail bars, you'll never run out of options to explore. Plus, you'll enjoy proximity to a selection of beautifully maintained parks and trails, as well as everything downtown Denver has to offer. Looking for short commute? The convenient selection of neighborhood amenities makes it easy to find everything you need right at your doorstep. Alloy Sunnyside is the perfect place to experience the best that urban Denver has to offer.

alloy sunnyside

ADDRESS
4150 N Jason St. | Denver, CO 80202

BUILDING
8 Story Mixed-Use Building
209 Units - Studio, One, Two and Three Bedroom Apartment

RETAIL
2,650 SF of Rentable Ground Floor Retail Space
Restaurant Infastructure in Place
Retail Space can be Demised

aerial

1 MILE

Federal Blvd

Sunnyside

RTD

ALLOY
SUNNYSIDE CO

Fox Street
Station

RiNo
ART DISTRICT

W 38th Ave

Potter
Highlands
Historic District

LoHi

Park Ave

Broadway

Downing

20th St

REI

ROCKIES
COORS FIELD

Union
Station

Google Earth
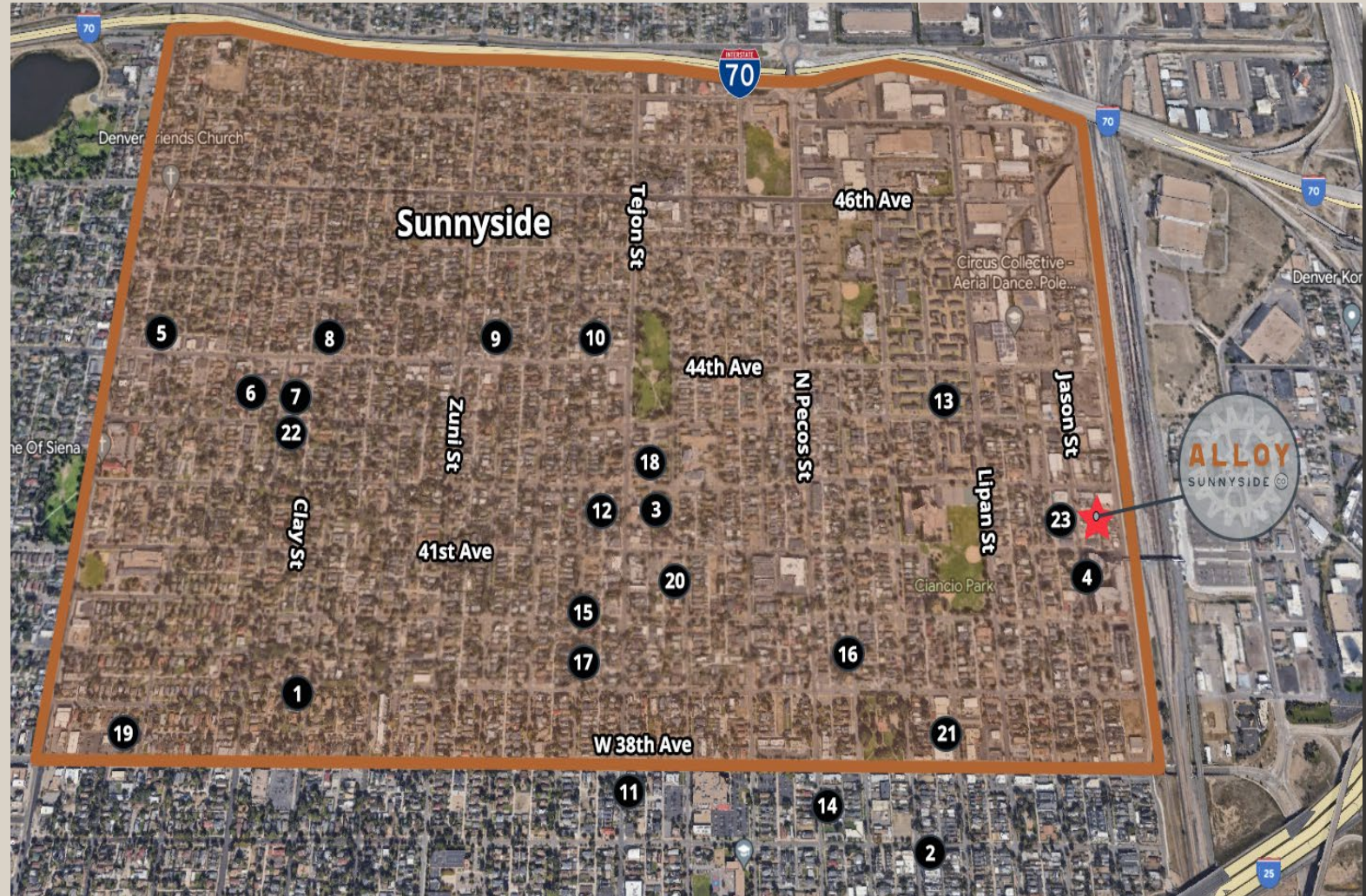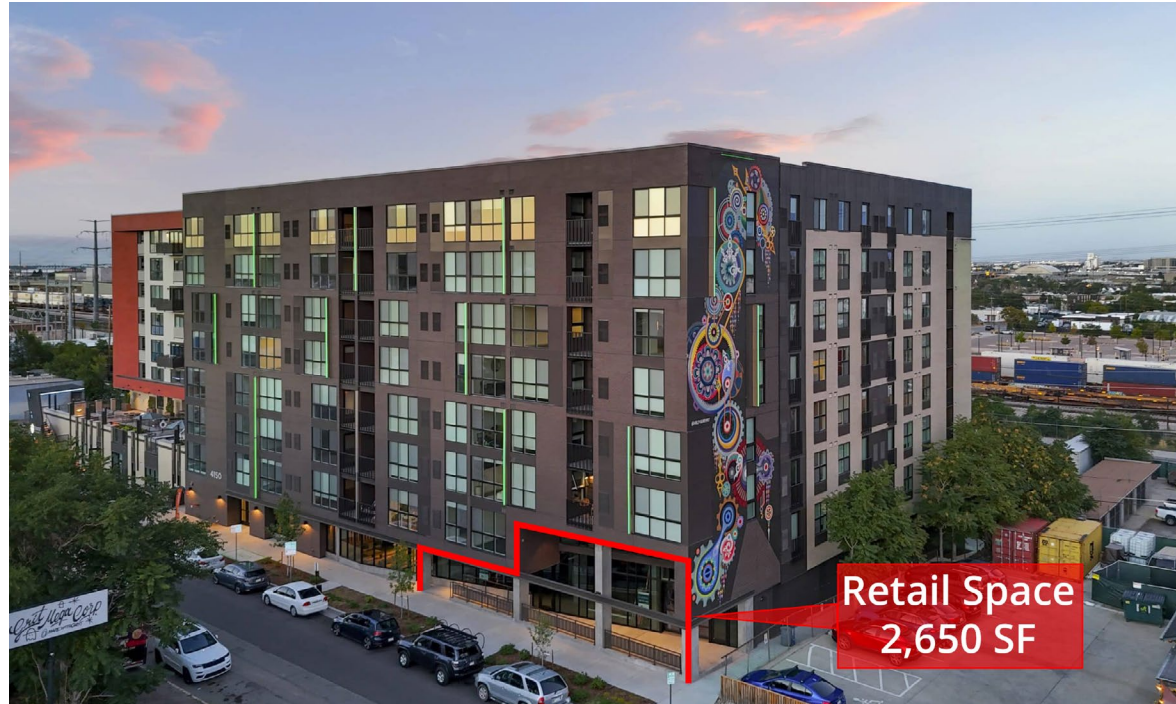
surrounding retail

1. Bodega
2. Acova
3. Wolf's Tailor
4. Launch Cafe & Cocktails
5. Sunnyside Supper Club
6. Bacon Social House
7. El Jefe
8. Sunny's
9. The Radiator
10. Monkey Barrel
11. Gaetano's
12. Cherry Bean Coffee
13. Huckleberry Roasters
14. Los Carboncitos
15. Necio Mexican Kitchen
16. Mr Peralto Mariscos
17. My Vision Nutrition
18. Nozomi
19. The Universal
20. Ramen Star
21. Diebolt Brewing Company
22. So Damn Gouda
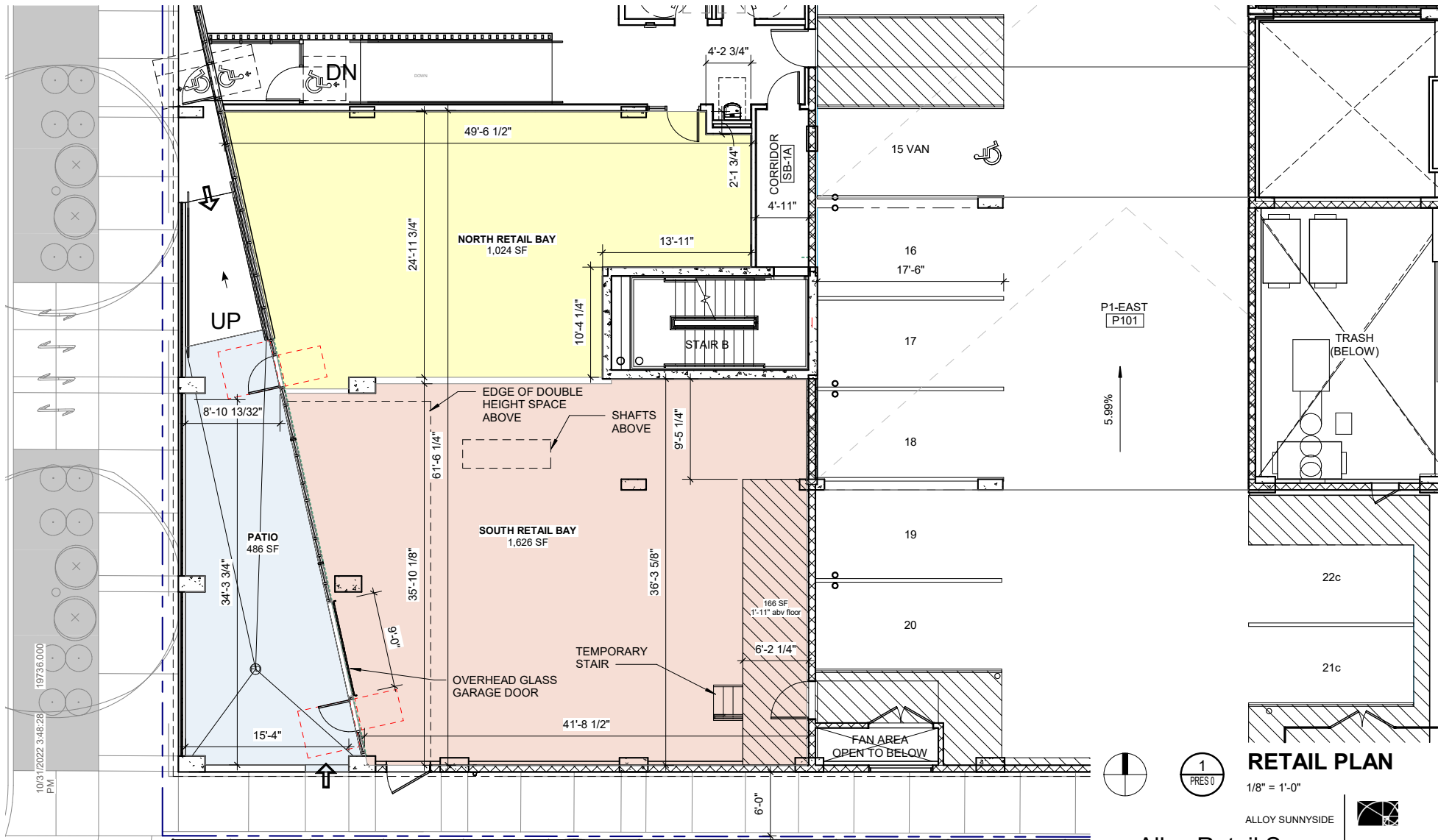23. Waldschanke Ciders & Coffee

Building Photos

Retail Space
2,650 SF

retail plan

22'0" 5-MIN PARKING

88'-0" PROPSED 2-HR PARKING

DN

49'-6 1/2"

DOWN

4'-2 3/4"

CORRIDOR
SB-1A

2'-1 3/4"

15 VAN

4'-11"

NORTH RETAIL BAY
1,024 SF

24'-11 3/4"

13'-11"

16

17'-6"

UP

10'-4 1/4"

17

P1-EAST
P101

STAIR B

8'-10 13/32"

EDGE OF DOUBLE
HEIGHT SPACE
ABOVE

SHAFTS
ABOVE

9'-5 1/4"

18

5.99%

TRASH
(BELOW)

61'-6 1/4"

PATIO
486 SF

34'-3 3/4"

SOUTH RETAIL BAY
1,626 SF

19

36'-3 5/8"

35'-10 1/8"

9'-0"

166 SF
1'-11" abv floor

20

6'-2 1/4"

22c

21c

15'-4"

TEMPORARY
STAIR

OVERHEAD GLASS
GARAGE DOOR

41'-8 1/2"

FAN AREA
OPEN TO BELOW

6'-0"

19736.000

10/31/2022 3:48:28
PM

RETAIL PLAN

1
PRES 0

1/8" = 1'-0"

ALLOY SUNNYSIDE

Alloy Retail Space

RATIO

demographics

Population	1 Mile	2 Miles	3 Miles
2023 Estimated Population	21,296	93,331	183,112
2028 Projected Population	26,268	107,155	203,870
Projected Annual Growth 2023 to 2028	4.29%	2.80%	2.17%

Daytime Population			
2023 Daytime Population	21,443	158,902	321,456
Workers	14,478	127,401	258,624
Residents	6,965	31,501	62,832

Income			
2023 Est. Average Household Income	$126,714	$137,585	$128,006
2023 Est. Median Household Income	$92,848	$99,431	$89,422

Households & Growth			
2023 Estimated Households	10,264	49,222	94,856
2028 Projected Households	13,008	57,127	106,541
Projected Annual Growth 2023 to 2028	4.85%	3.02%	2.35%

Race & Ethnicity			
2023 Est. White	65.5%	67.9%	66.3%
2023 Est. Black or African American	5%	5.7%	6.8%
2023 Est. Asian or Pacific Islander	2.8%	3.1%	3%
2023 Est. American Indian or Native Alaskan	1.7%	1.5%	1.6%
2023 Est. Hispanic	30%	25%	25.6%

SOURCE esri

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