

FOR LEASE  
**3,000 RSF**

Retail / Office in Curtis Park

**NAI**Shames Makovsky



**2433 Curtis Street**

Denver, CO 80205

## Property Overview

- Creative office or retail space in the heart of Curtis Park
- Space is currently unfurnished
- Furniture available at additional cost
- Walking distance to RiNo and minutes from the CBD / LoDo
- Available October 1

**Lease Rate : \$20.00/SF FSG**  
**(\$5,000/month all-in)**



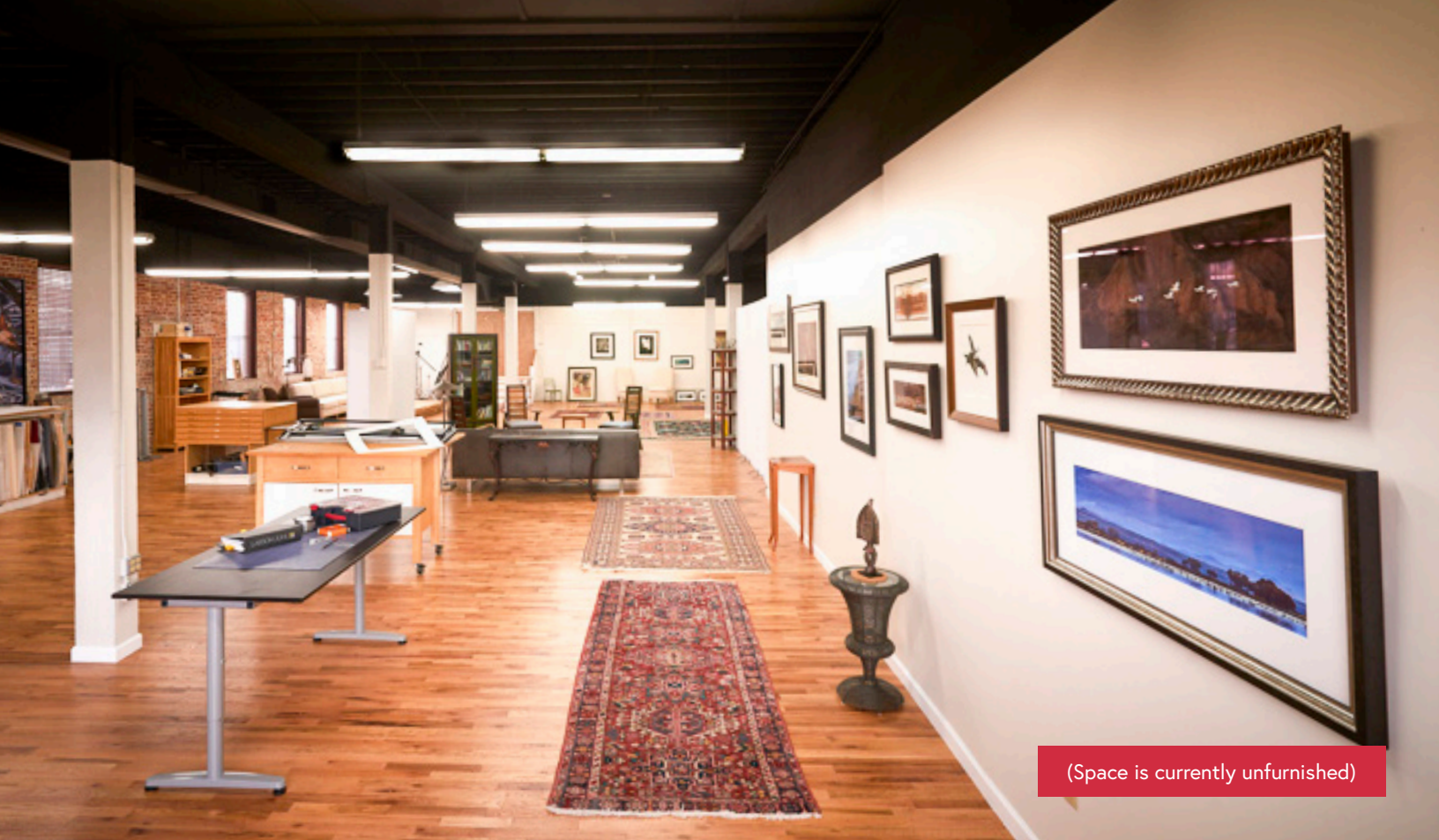
## Property Facts

Suite Size	3,000 SF
Building Size	18,750 SF
Year Built	1907
Zoning	U-MX-3
Parking	Street

**Joey Gargotto**  
SENIOR ADVISOR

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(Space is currently unfurnished)







## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 POPULATION	52,490	242,930	489,491
2027 POP. PROJECTION	59,512	268,561	533,821
ANNUAL GROWTH 2010-22	6.8%	3.0%	2.1%
AVG. HH INCOME	\$112,402	\$106,134	\$106,456
MEDIAN HH INCOME	\$89,177	\$78,550	\$77,574

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