



# QUIN

1010 Santa Fe Dr.  
Denver, CO 80204

NITA

**PRIME RETAIL FOR LEASE - ART DISTRICT ON SANTA FE**



QUIN

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1090 Santa Fe Dr.  
Denver, CO 80204

  
**HOLLAND**  
PARTNER GROUP

 **Shames Makovsky**

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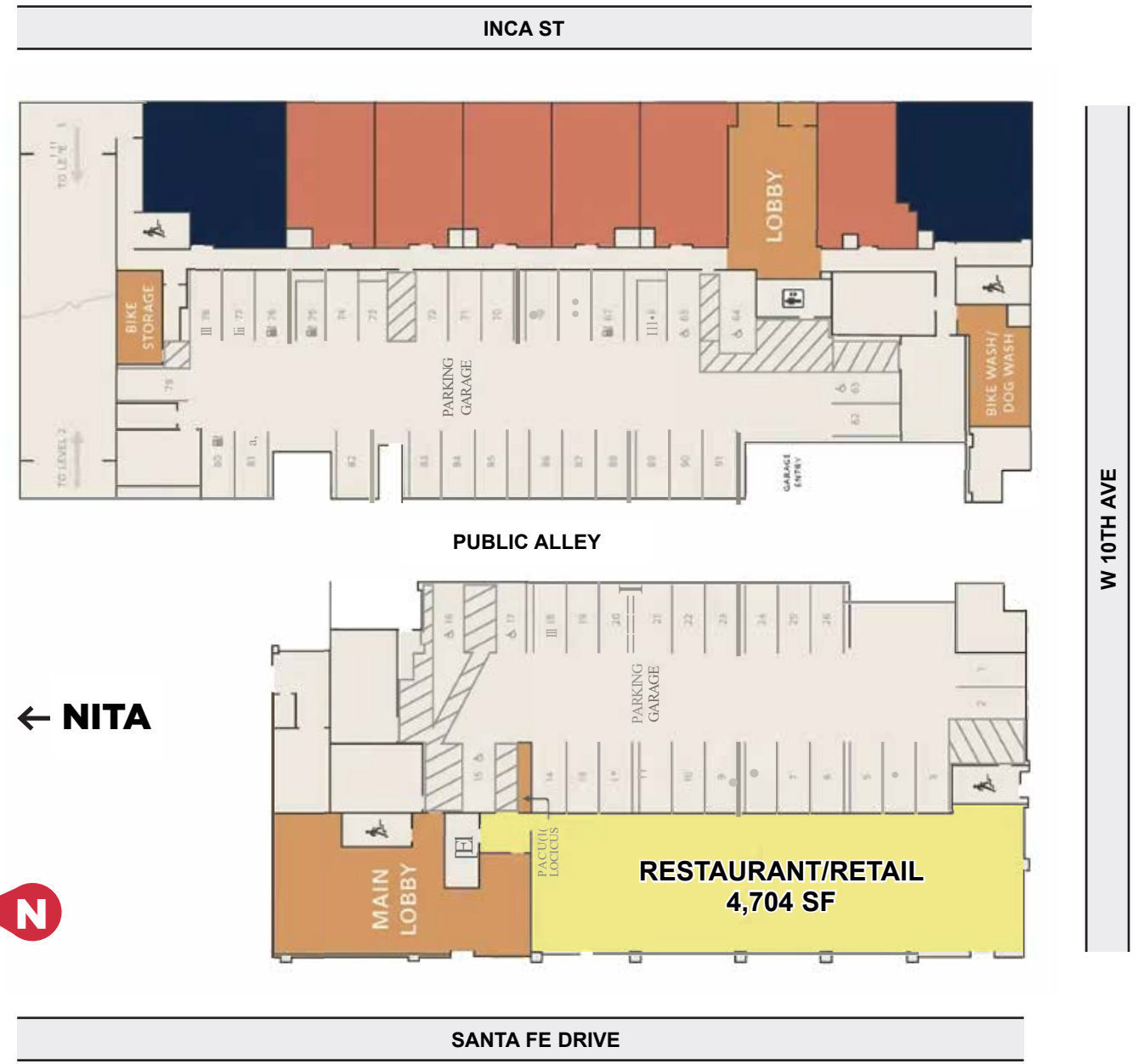


**QUIN**

## PROPERTY FACTS

Bldg Size 215,000 SF  
Units 208  
Stories 5  
Lot Size 100,148 SF  
County Denver

Quin is located in one of the most walkable neighborhoods in Denver: the Art District on Santa Fe. Just blocks away from MSU Denver, the Denver Art Museum, and Sunken Gardens Park, Lincoln Park hosts diverse restaurants, exquisite shopping, and a vibrant nightlight - with Quin in the heart of it all.



**LOCATED IN THE VIBRANT ART DISTRICT ON SANTA FE**



The Art District on Santa Fe is one of Denver's most energetic and walkable neighborhoods. Explore the art galleries and murals on Santa Fe Drive, with easy access to both Downtown Denver and Capitol Hills.





# NITA

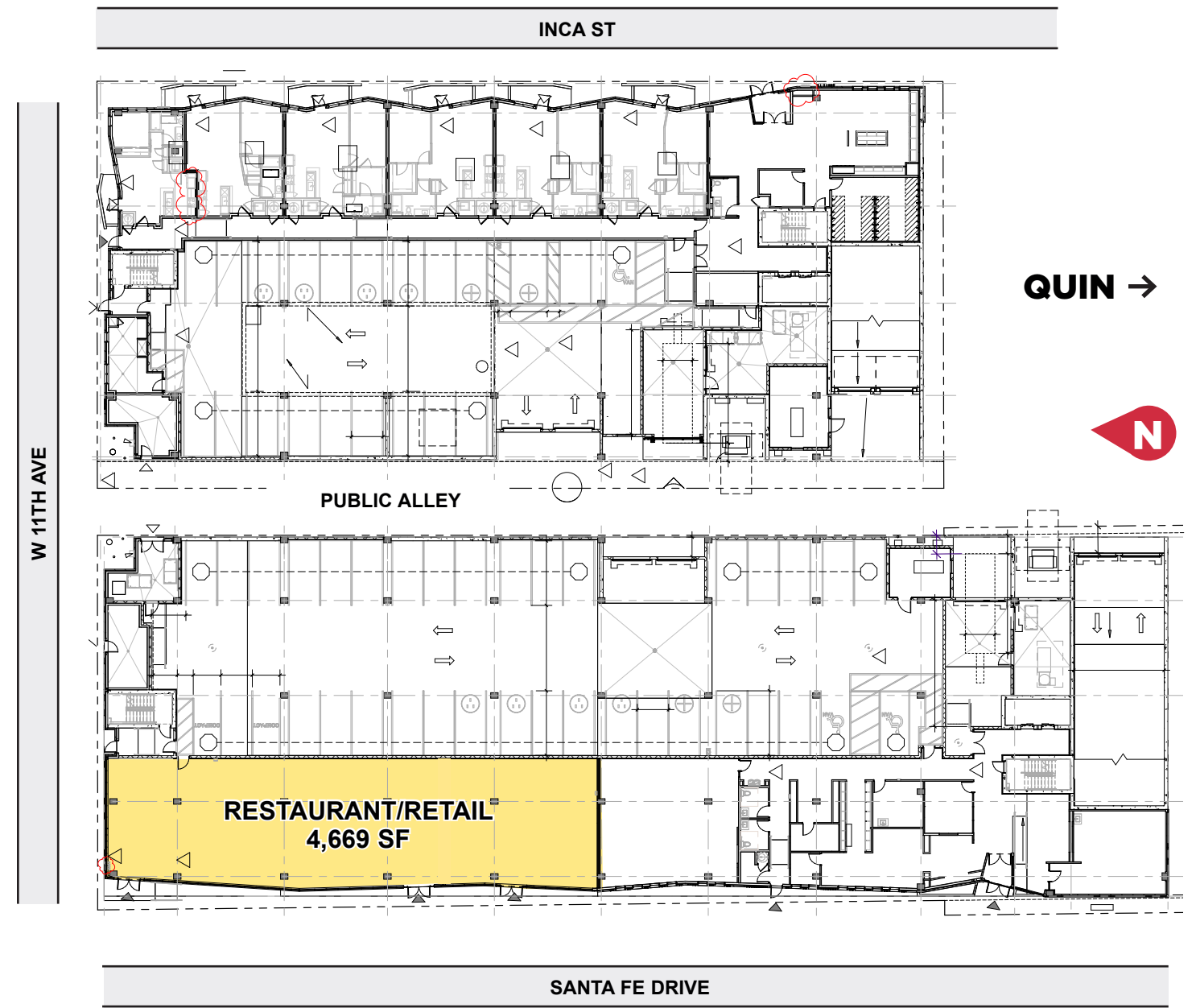
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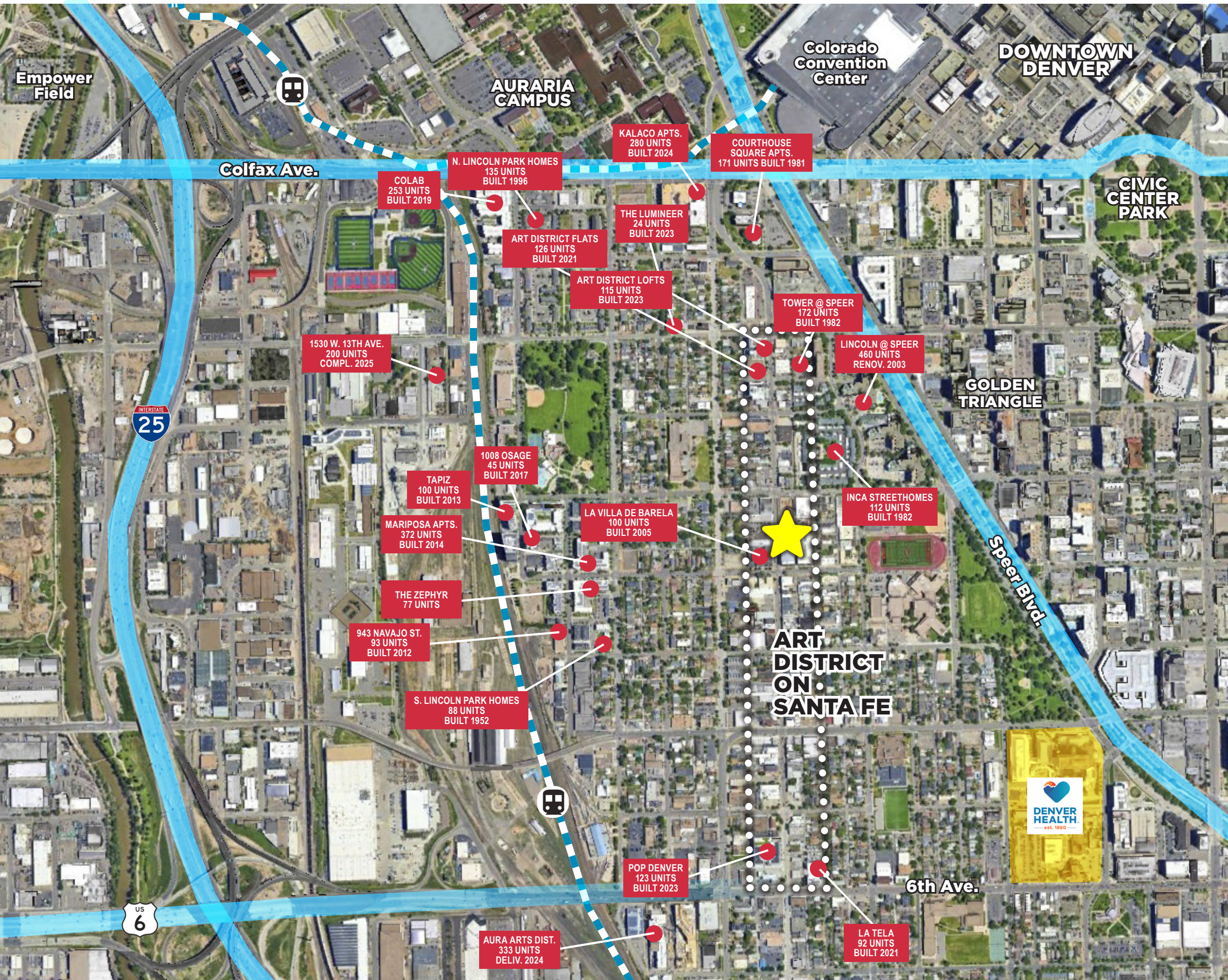
## PROPERTY FACTS

Bldg Size	289,000
Units	215
Stories	5
County	Denver

Adjacent to the Quin Mixed-Use Development, Nita includes two buildings that espouse the personality of the streets they face. The western Santa Fe Drive building includes an undulating first floor, responding to the activity and tempo of the Santa Fe Business District. A rooftop deck and two-story club room above focus views to the Front Range and engage with the streetscape below.



# Area Overview / Multi-Family Project Developments



## Area Demographics

	1 mile			3 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
	81,162	5,413	15	242,431	23,376	10
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Entertainment, Hobbies & Pets	\$64.1 M	\$3,954	\$2,376	\$610.4 M	\$4,674	\$2,348
Food & Alcohol	\$123 M	\$7,617	\$4,577	1.15 B	\$8,826	\$4,434
Health Care	\$18.9 M	\$1,166	\$701	\$181.2 M	\$1,388	\$697
Population						
2023 Population	26,985			259,975		
2028 Population Projection	27,262			261,546		
Households						
2023 Households	16,217			130,613		
2028 Household Projection	16,367			131,582		
Housing						
Median Home Value	\$470,622			\$508,509		
Owner Occupied Households	3,955			47,772		
Renter Occupied Households	12,412			83,810		
Household Income						
Avg Household Income	\$81,276			\$104,454		
Median Household Income	\$53,350			\$75,459		
Population Summary						
Median Age	35.60			36.60		
Avg Age	36.00			37.20		
Median Age Male	36.60			37.10		
Avg Age Male	36.80			37.40		
Median Age Female	34.50			36.00		
Avg Age Female	35.00			37.10		

# QUIN & NITA

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**HOLLAND**  
PARTNER GROUP

  
NAI Shames Makovsky

**Cory Dulberg**  
303 565 3039  
cdulberg@shamesmakovsky.com

**Robert Hudgins**  
303 565 3033  
rhudgins@shamesmakovsky.com

**Levi Noe**  
303 565 3038  
lnoe@shamesmakovsky.com