

1212 | **E 6TH AVENUE**
DENVER, CO 80218

FOR LEASE
CONTACT BROKER



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	1212 E 6th Avenue Denver, CO 80218
Property Type	Medical Office/Retail
Lease Rate	Contact Broker
Available SF	~3,000 SF to 15,274 SF
Building Size	15,274 SF
Lot Size	16,408 SF
Zoning	U-MX-3
Taxes	\$45,420.10
Parking	24 Spaces
Elevator	Yes

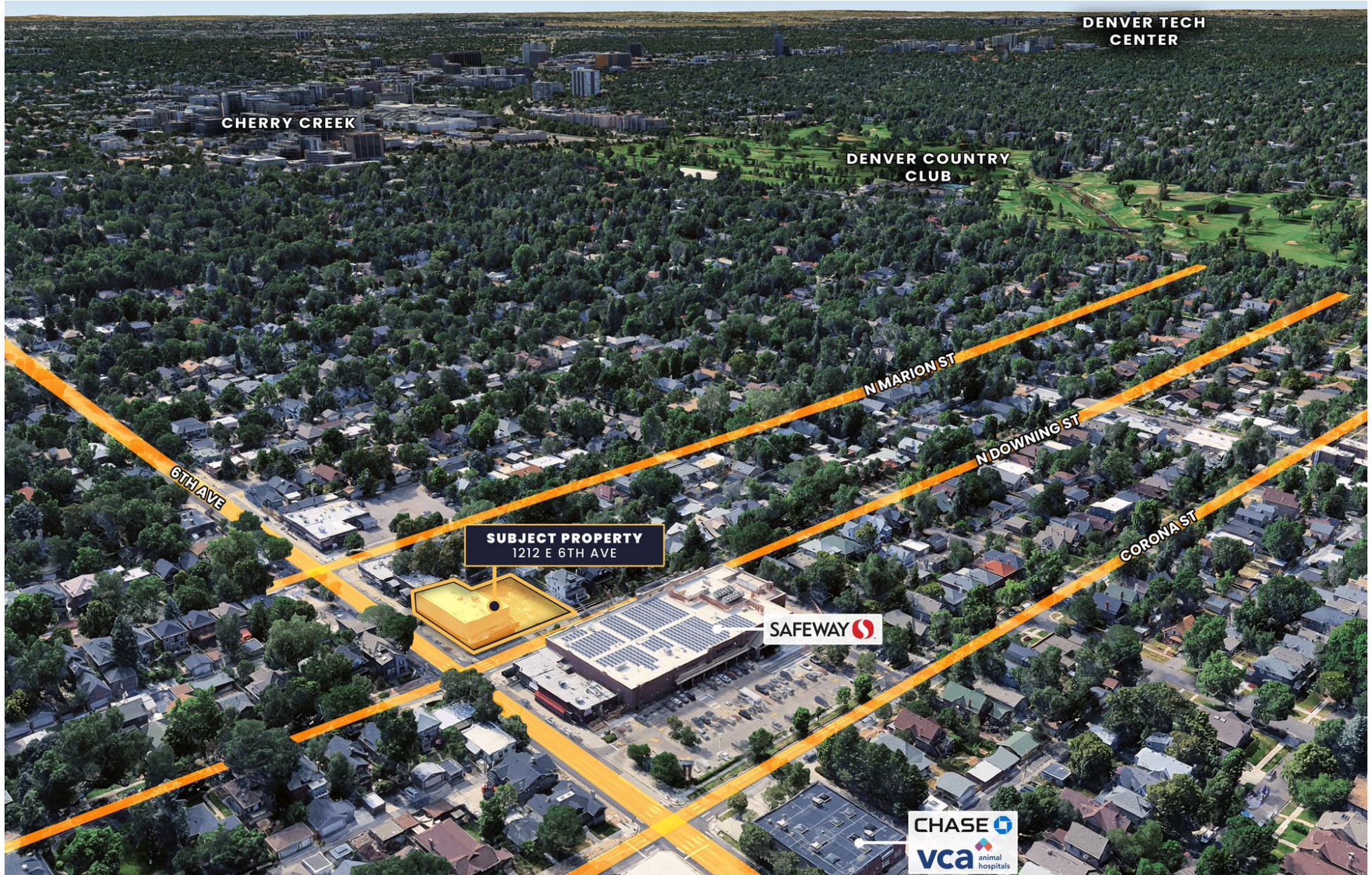
PROPERTY DESCRIPTION

The Denver Infill Specialists are pleased to offer for lease 1212 East 6th Avenue, a high-identity corner property in the heart of Capitol Hill. The former Esquire Theatre offers strong visibility, signage presence, and on-site parking, with efficient access to Downtown Denver, Broadway, and I-25. Well-suited for retail, restaurant, medical, and wellness users seeking a central, neighborhood-driven location.

- High-identity former Esquire Theatre ideal for retail, restaurant, or medical/wellness concepts
- Strong on-site parking (24 spaces) for customers, patients, and staff
- Central location with efficient access to Downtown Denver, Broadway, and I-25 with established customer base and walkability
- Building to be completely renovated

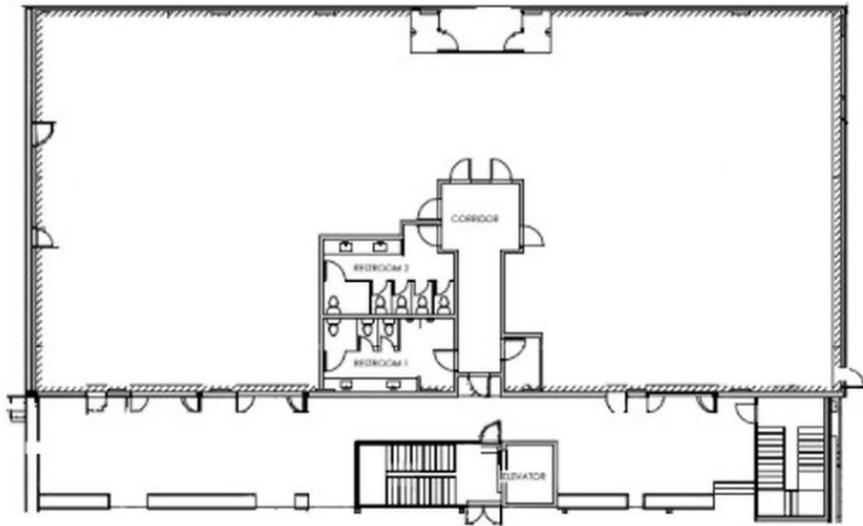


LOCATION AERIAL

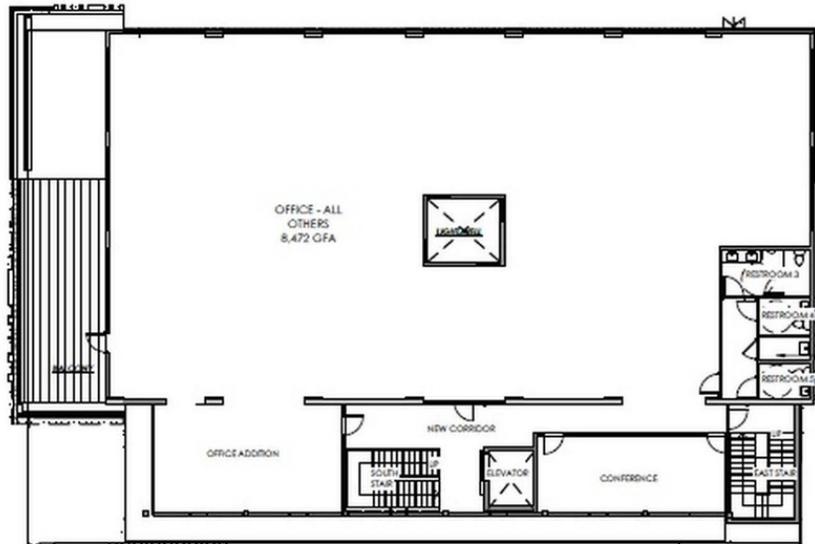


BUILDING FLOORPLANS

FIRST FLOOR



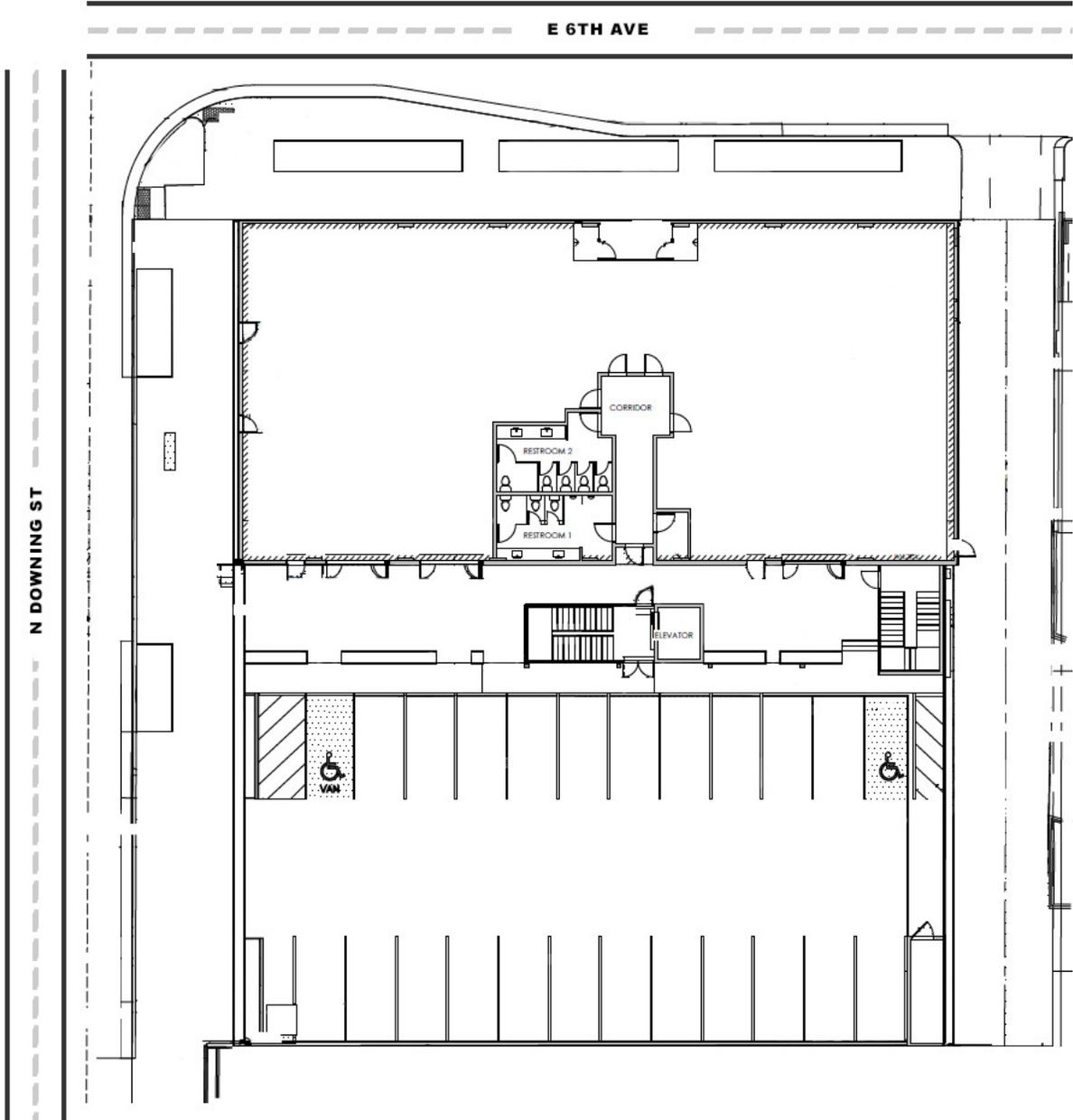
SECOND FLOOR



LOCATION MAP



SITE PLAN

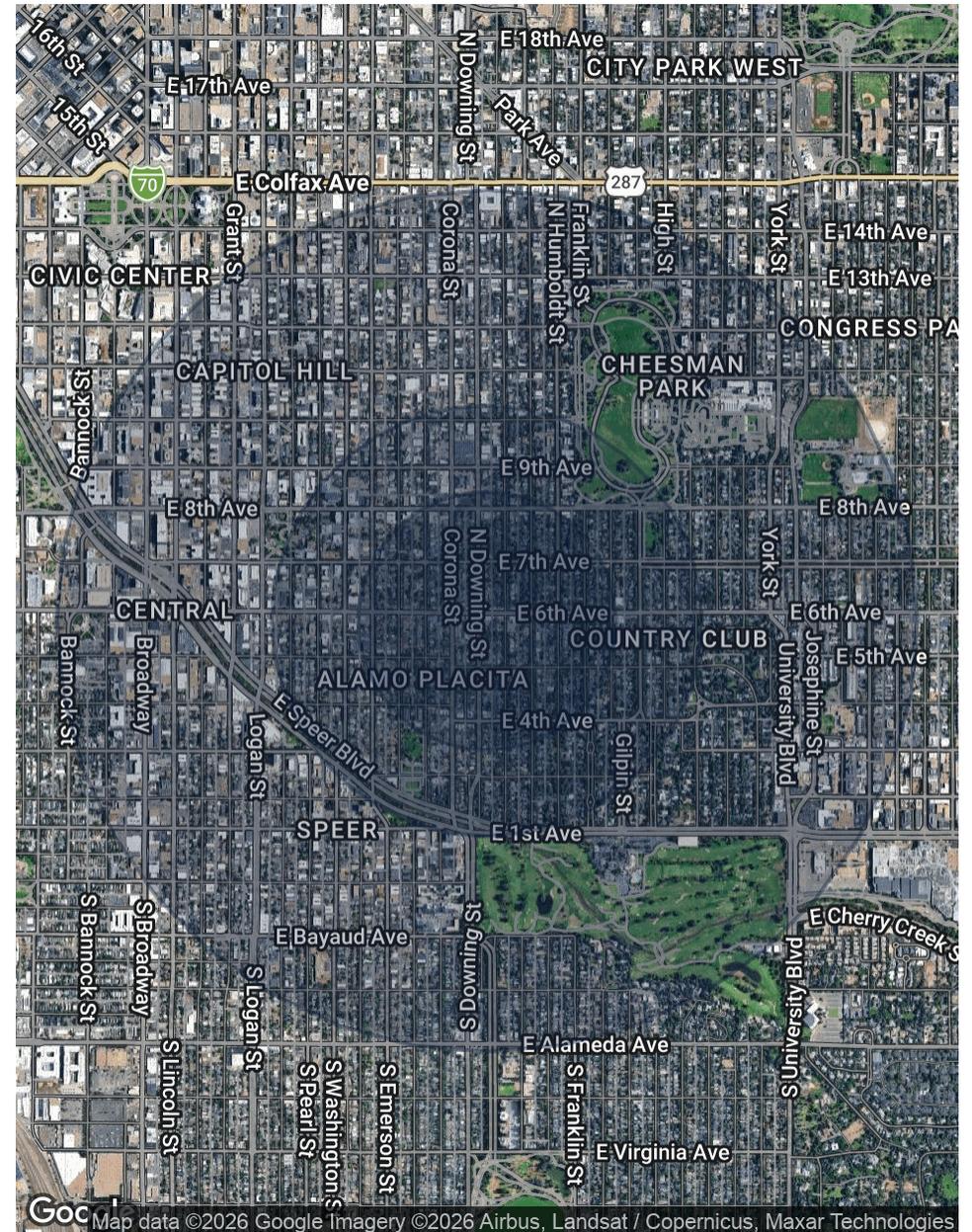


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,443	8,687	41,524
Average Age	40.3	40.3	37.5
Average Age (Male)	40.5	40.6	37.9
Average Age (Female)	39.7	39.6	36.9

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,384	5,263	27,085
# of Persons per HH	1.8	1.7	1.5
Average HH Income	\$210,416	\$168,055	\$131,131
Average House Value	\$1,039,027	\$900,536	\$806,032

2023 American Community Survey (ACS)





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