

*Savvy, Sophisticated Stylish....*



## 2091 S. GILPIN ST. DENVER, CO 80210

This mixed-use gem is bursting with opportunity... nestled within an energetic, tree-covered neighborhood that is home to the University of Denver, it is the perfect fit for a unique approachable local restaurant or a vibrant, on-point coffee destination. Brought to you by Bootpack Investments, this boutique project is serving up just what the neighborhood has been waiting for.



APPROX. 2,623 RETAIL SQ.FT

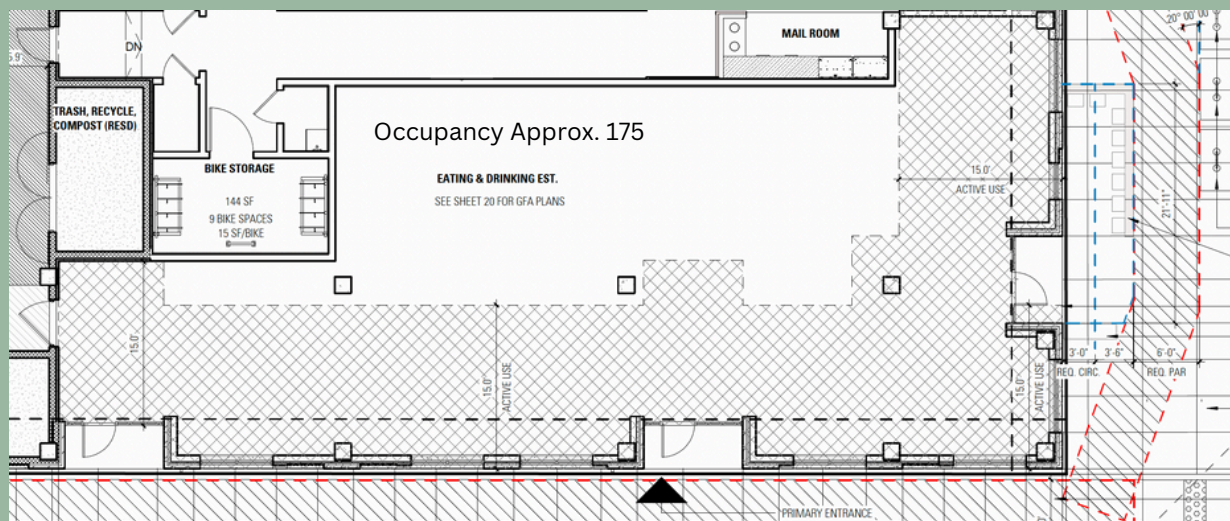


18 RESIDENTIAL  
UNITS

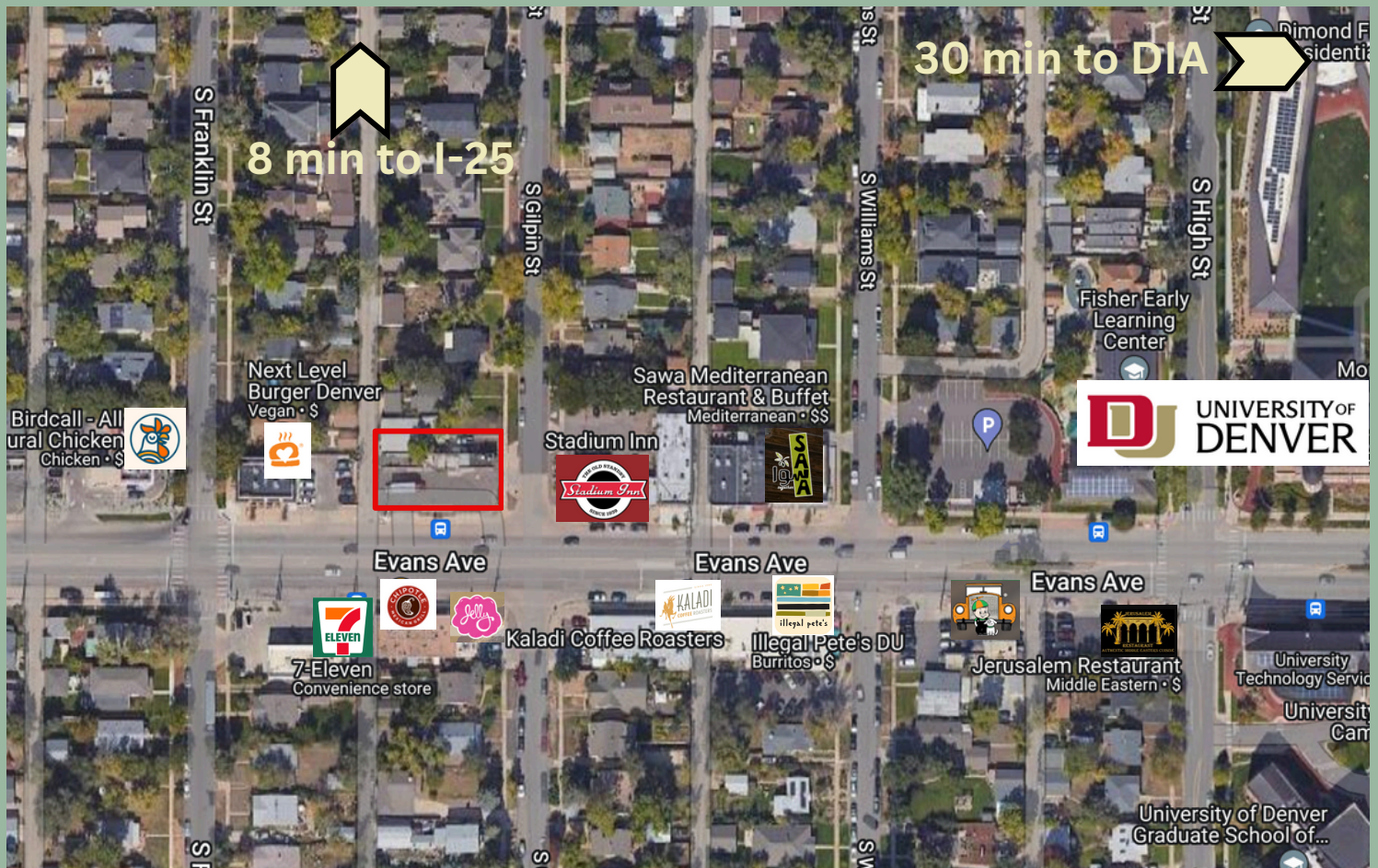


2 RETAIL PARKING  
SPACES






BASE RENT/SQFT:\$45







## 2024 DEMOGRAPHICS

|  | 5<br>minutes | 10<br>minutes | 15<br>minutes |
|--|--------------|---------------|---------------|
|  Population                   | 39,522       | 161,027       | 515,687       |
|  Households                   | 17,412       | 74,818        | 238,361       |
|  Daytime Workers              | 23,015       | 127,067       | 479,718       |
|  Median Age                   | 33.6         | 35.7          | 35.6          |
|  Average HH Income            | \$176,965    | \$147,740     | \$135,793     |
|  Average HH Disposable Income | \$114,975    | \$100,114     | \$93,642      |