

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

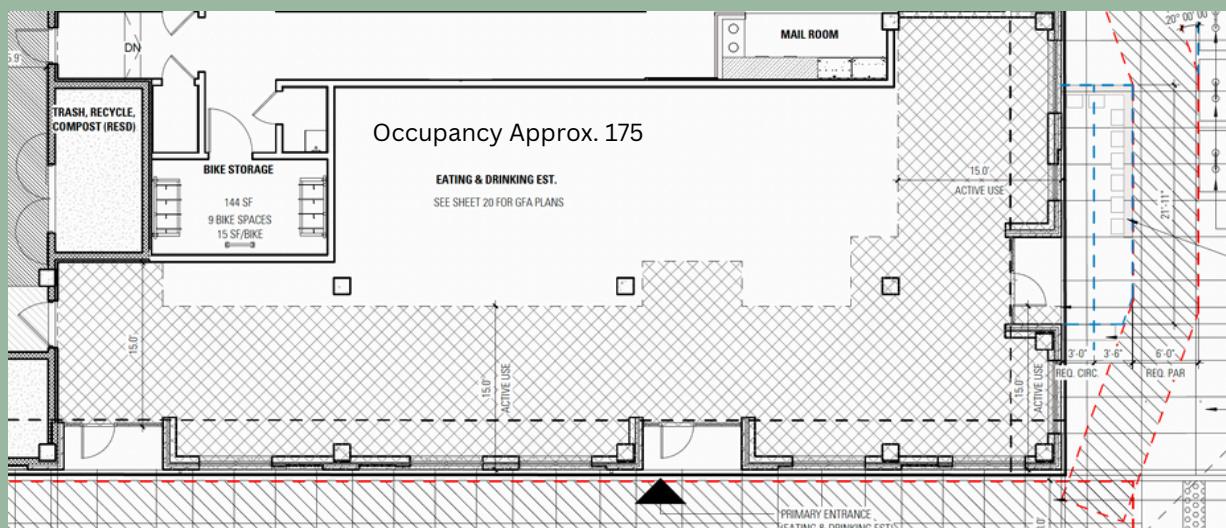


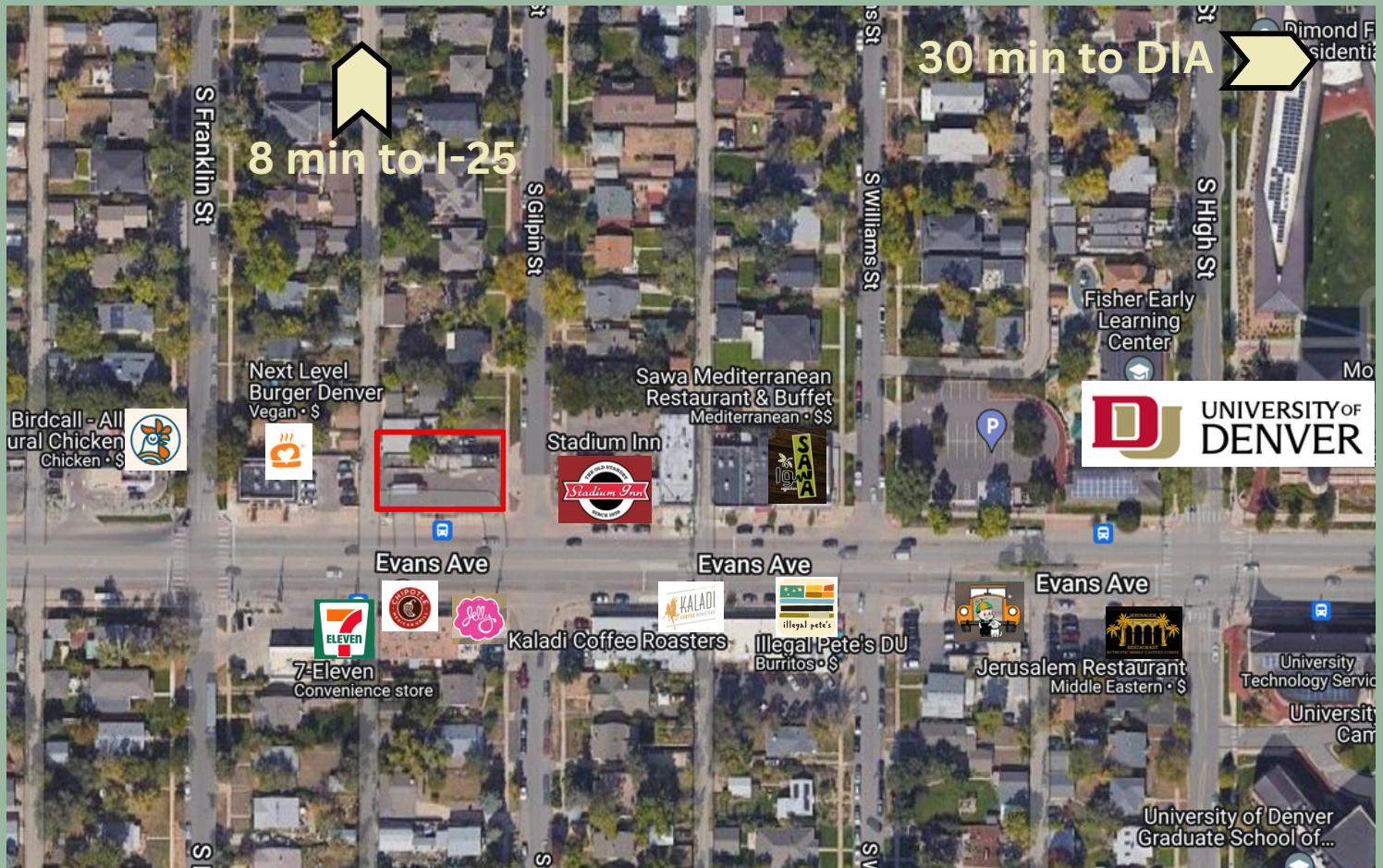
2 RETAIL PARKING
SPACES



18 RESIDENTIAL
UNITS

BASE RENT/SQFT: \$45





2024 DEMOGRAPHICS

	5 minutes	10 minutes	15 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