

FOR LEASE

SLOAN'S LAKE RETAIL

1525 RALEIGH ST., DENVER CO 80204

RETAIL | UP TO 3,387 SQUARE FEET



PROPERTY HIGHLIGHTS

- Located in \$300 Million Sloan's Development/ Former St. Anthony's Hospital Site
- Monument Signage Availability on W. Colfax
- 3,387 SF (divisible) Basement Level Retail With Excellent Visibility
- Nearly 11' High Ceilings with Street Access Storefront
- Space Available Now with Landlord to Deliver New Storefront Upon Execution of Lease

TRAFFIC COUNTS: 37,200 VPD - W. Colfax Avenue

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
Est. Population	26,519	200,323	481,791
Avg. HH Income	\$110,663	\$118,774	\$116,430
Total Employees	14,845	118,178	291,903



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

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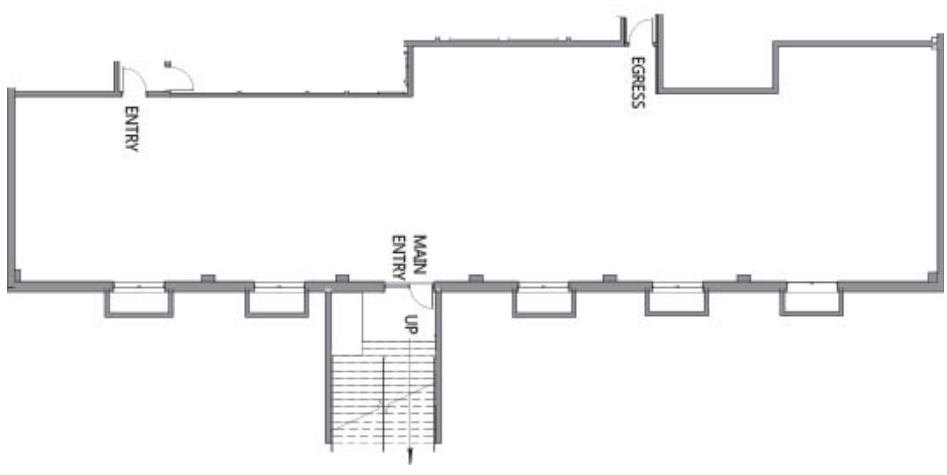


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