



### **Features**

- Great Mix of Residential and Work Population
- High Pedestrian and Traffic Counts
- Can Accommodate Many Uses
- 3,125 SF
- NNN's Only \$9.60/SF
- Rent \$34/SF

### **Overview**

Highly visible Lower Downtown retail space for lease located ½ block from the 16th Street Mall and Market Street Station with high pedestrian and traffic counts. The finished space can accommodate many uses such as general retail or showroom but with up to 12 private treatment rooms it is perfect for uses such as spa, wellness center, salon, relaxation and skin therapy, waxing etc. Spaces could be combined for general office, retail or show room use. The neighborhood is dense with over 43,000 residents within a one mile radius and over 100,000 employees.

### **Contact:**

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#### Demographics\*

|                     | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|---------------------|---------------|----------------|----------------|
| Population          | 43,007        | 236,807        | 467,557        |
| Average HH Income   | \$120,190     | \$112,636      | \$111,738      |
| Business Employment | 109,228       |                |                |

\*Source CoStar.com

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