

# 1523 QUITMAN STREET

DENVER, CO 80204

NEW CONSTRUCTION SLOAN'S  
LAKE RETAIL FOR LEASE



## Gannon Roth

Senior Broker Associate

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# PROPERTY HIGHLIGHTS

## PROPERTY OVERVIEW

- New Construction, High Visibility Retail Space Along Busy Colfax Avenue
- Adjacent to major Sloan's Lake development with Alamo Draft-house Cinema, Starbucks, and many more
- Mixed-Use property with 210 Residential Units and parking for commercial tenants
- Close Proximity to Sloan's Lake with strong demographics in a high growth area
- Prominent Signage Opportunities and Flexible Square Footage
- Call Broker for rates and further information!

**Lease Rate:** Call Broker for Pricing

**Building Size:** 55,756 SF

**Parking Spaces:** Approx . 17 Commercially Dedicated Spaces

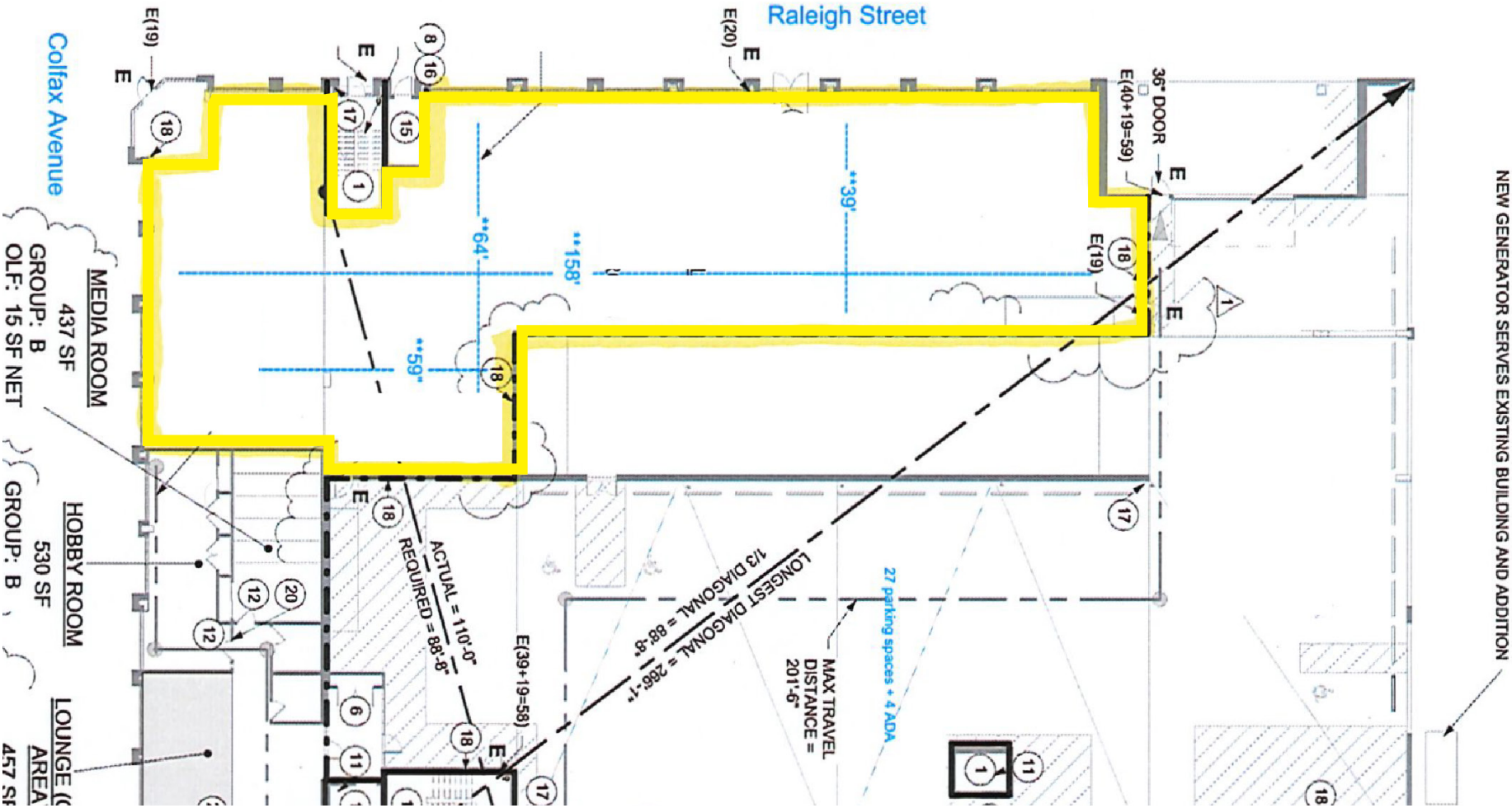
**Available Retail:** 1,500 SF - 7,900 SF

**Residential Units:** 210 Units

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>2022 Households</b>	11,316	93,514	226,744
<b>2022 Population</b>	29,591	213,581	499,966
<b>Average Household Income</b>	\$82,865	\$99,758	\$98,217



# FLOOR PLAN





SLOAN LAKE

**SUBJECT PROPERTY**  
1523 QUITMAN ST

**DOWNTOWN AQUARIUM** ➤

**BALL ARENA** ➤

**EMPOWER FIELD AT MILE HIGH** ➤



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