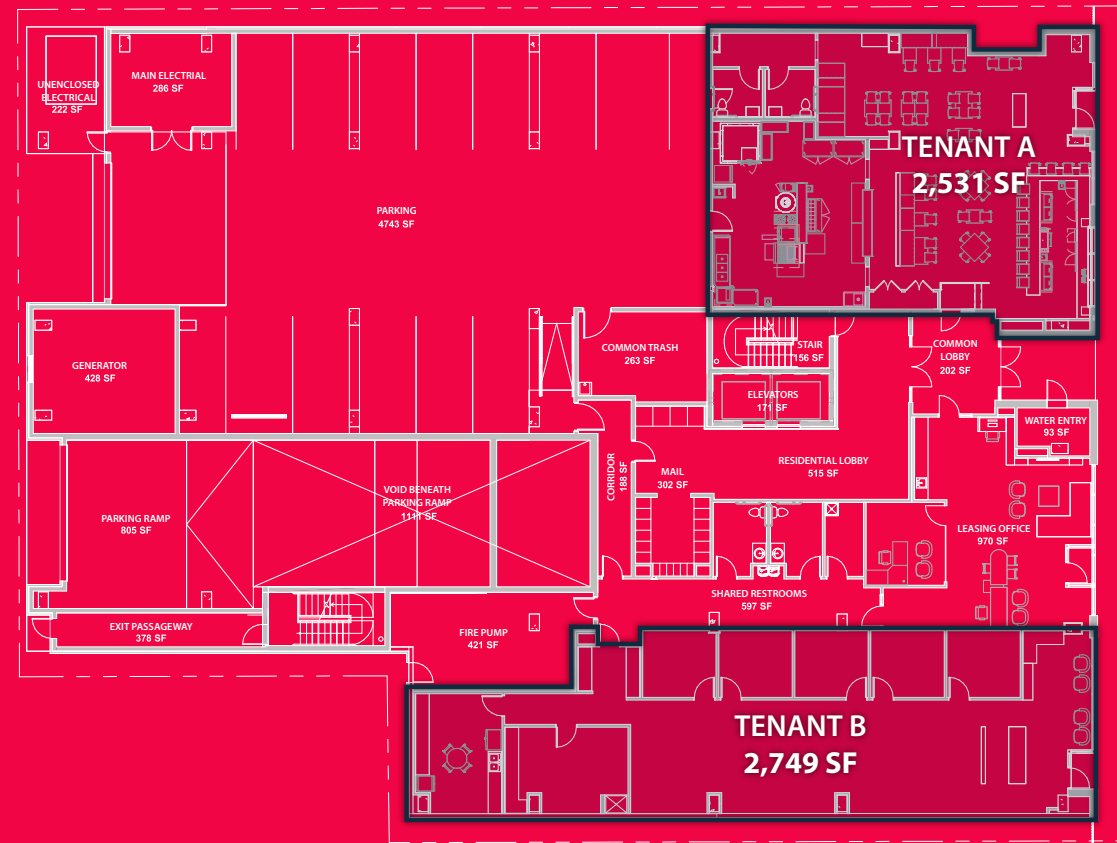


FLOOR PLAN



TRAFFIC COUNTS

Santa Fe Dr. n/o 13th Ave.
Santa Fe Dr. s/o 13th Ave.

MPSI 2025 Estimates

12,009 VPD
13,863 VPD

DEMOGRAPHICS



POPULATION

1 Mile - 29,592
3 Miles - 261,367
5 Miles - 528,523



DAYTIME POPULATION

1 Mile - 132,593
3 Miles - 390,364
5 Miles - 678,661



AVERAGE HH INCOME

1 Mile - \$118,653
3 Miles - \$141,861
5 Miles - \$140,048

ESRI 2024 Estimates

This document has been prepared by Colliers for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

1225

SANTA FE
DRIVE

DENVER, CO 80204



← AVAILABLE SPACE

RARE RETAIL OPPORTUNITIES
ALONG THE SANTA FE ARTS DISTRICT

SITE INFO

AVAILABLE 2,531 SF & 2,749 SF

LEASE RATE Contact brokers

NNN \$14.00/SF (estimated)

HIGHLIGHTS Located on ground floor of 126 unit multi-family building

Restaurant infrastructure in place

Spaces are divisible

Approximately 3,800 residential units in a 4 block radius proposed, under construction and/or recently completed

CONTACT

JAY LANDT

303 283 4569

jay.landt@colliers.com

LISA VELA

303 565 3788

lisa.vela@colliers.com

4643 South Ulster Street | Suite 1000

Denver, CO 80237

P: 303 745 5800 | F: 303 745 5888

www.colliers.com/denver



- 1. The River Mile**
62 Acres mixed-use development
- 2. Ball Arena Parking Lot**
55 Acres mixed-use development comprised of 4-5 million SF of retail, office, residential and open space
- 3. Kalaco Apartments**
7-story, 297 Multi-family units, 10k SF ground-floor retail (under construction)
- 4. Avalon Kansa Santa Fe**
7-story, 222 Multi-family units (proposed)
- 5. 1275 Santa Fe Drive**
8-story, 115 Multi-family units, 2,600 SF ground floor retail (under construction)
- 6. 7-Story Apartment Building**
110 Multi-family units, 5,000 SF ground floor retail (proposed)
- 7. Holland Santa Fe, Phase II**
8-story, 225 Multi-family units (under construction)
- 8. Nita Santa Fe**
5-story, 207 Multi-family units, 6,600 SF ground floor retail (under construction)
- 9. 1215 Elati Street**
23-story, 400 Multi-family units (under review)
- 10. The Finch**
5-story, 371 Multi-family units (recorded)
- 11. Emily Griffith Renovation**
250 room hotel + 3k SF meeting space (recorded)
- 12. 1320 Glenarm Place**
12-story, 300 room dual brand hotel (recorded)
- 13. Populus**
13-story, 297 room hotel (under construction)
- 14. 1201 Cherokee Street**
19-story, 172 Multi-family units, 4,700 SF ground floor retail (proposed)
- 15. Patten Gray**
13-story, 250 Multi-family units, 2,00 SF ground floor retail (under construction)
- 16. 11th & Cherokee**
23-story, 400 Multi-family units (proposed)
- 17. Modera Golden Triangle**
Two 16-story towers, 419 Multi-family units, ground floor retail and 2nd story office (under construction)
- 18. Evans West**
19-story, 420 Multi-family units with 6,700 SF ground floor retail (under construction)
- 19. Evans East**
17-story, 300 Multi-family units (under review)
- 20. 1200 Lincoln**
10-story, 194 Multi-family units, 3,500 SF ground floor retail (recorded)

JAY LANDT
303 283 4569
jay.landt@colliers.com

LISA VELA
303 565 3788
lisa.vela@colliers.com



4643 South Ulster Street | Suite 1000
Denver, CO 80237
P: 303 745 5800 | F: 303 745 5888
www.colliers.com/denver