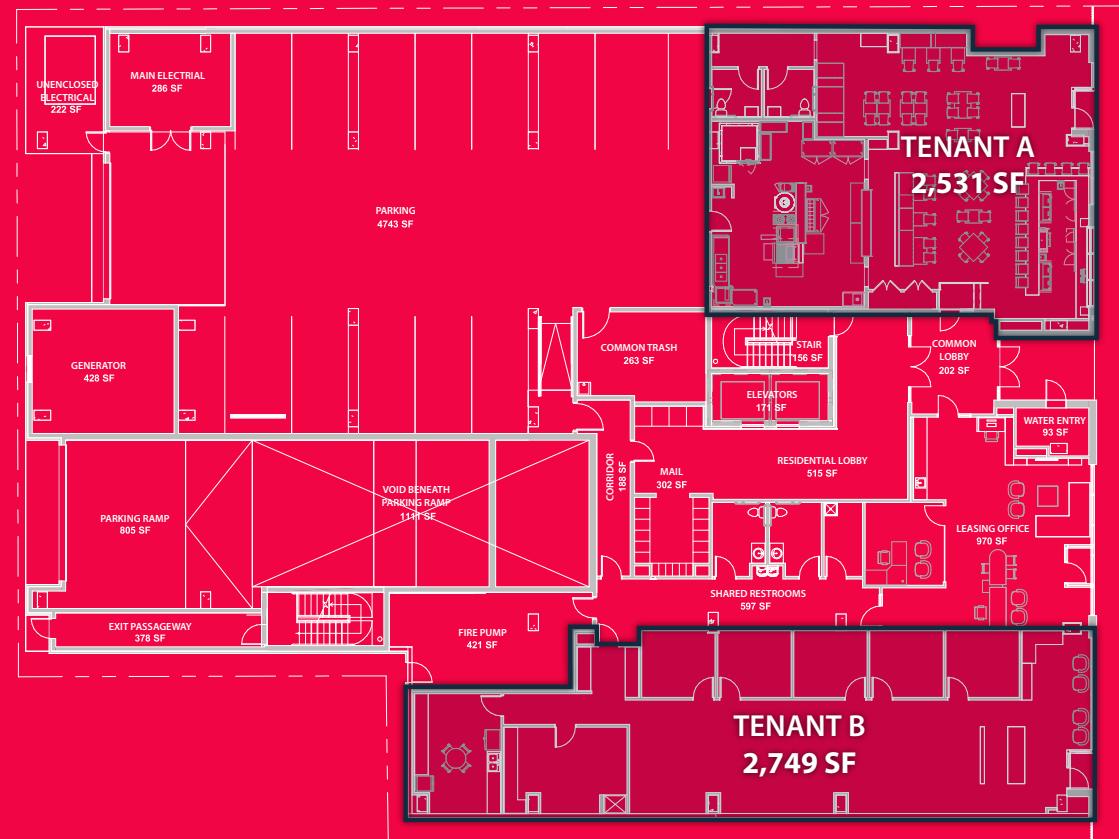


FLOOR PLAN



TRAFFIC COUNTS

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

MPSI 2025 Estimates

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



BROKERAGE DISCLOSURE



Represents approximately 3,800 residential units proposed, under construction and/or recently completed

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