

# New Opportunity

## New Development - ±7,000 SF

NWC of MISSISSIPPI @ HAVANA, Denver, CO 80247



CONCEPT - SUBJECT TO CHANGE

### BENEFITS

- Offering ±7,000 SF of space that can be subdivided, with great visibility and accessibility along Mississippi Avenue
- Existing street sign
- Great area tenants

### LEASE RATE

- See broker

### AVAILABLE

- ±7,000 SF

2025 DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
Est. Population	70,874	199,408	393,796
Est. Households	32,071	87,091	170,856
Est. Avg HH Income	\$100,578	\$106,867	\$119,940
Est. Daytime Employees	15,894	71,923	171,529

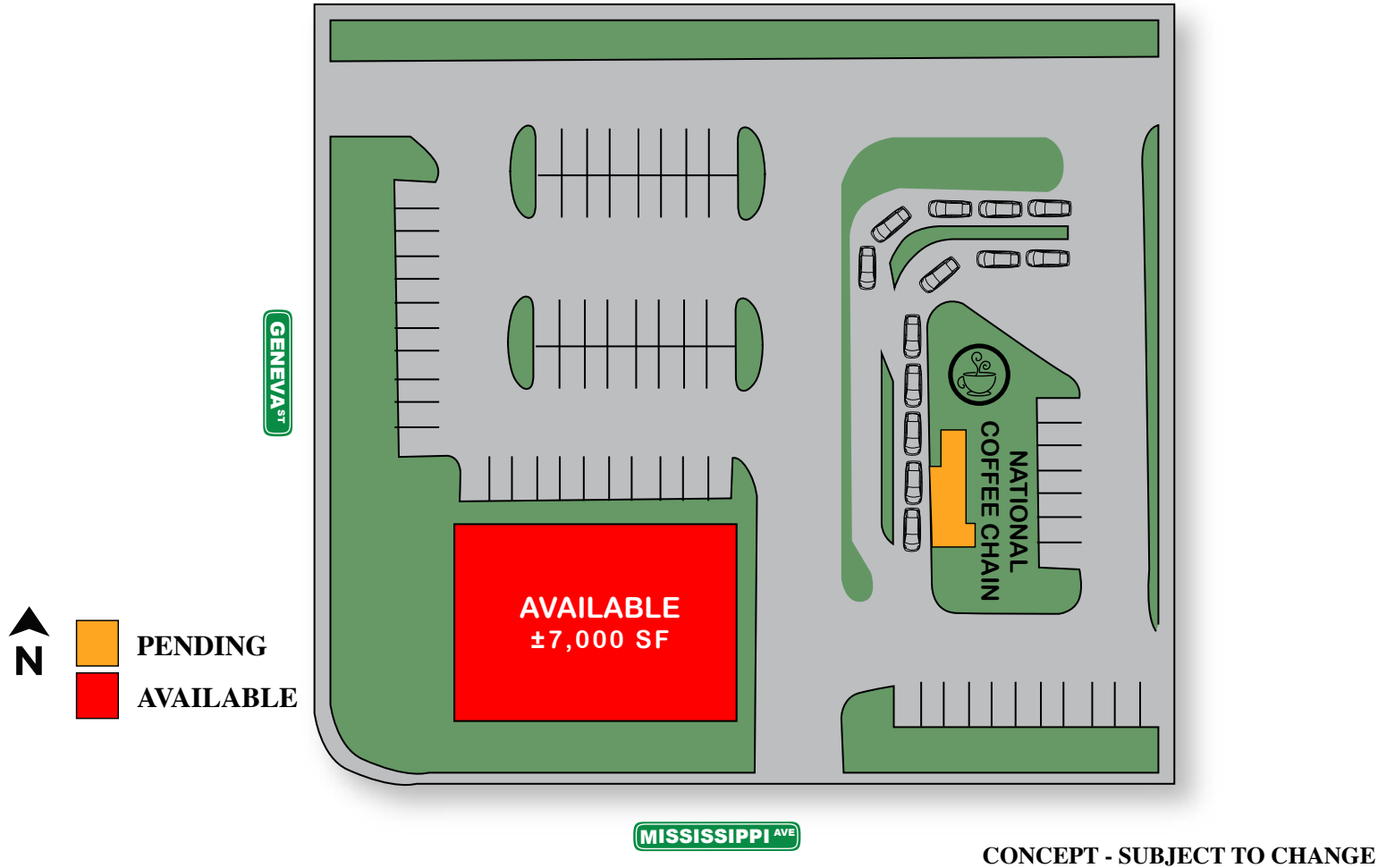
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. A careful, independent investigation of the property should be conducted to determine to the suitability of the property to your needs.

Carolyn Martinez 303.880.9766 carolyn@cmcommercialpartners.com | Mike Linderman 702.490.6806 mike@cmcommercialpartners.com

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POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	70,874	199,408	393,796
2030 PROJECTED POPULATION	66,485	188,497	378,214
2020 CENSUS POPULATION	70,496	200,235	393,168
2010 CENSUS POPULATION	63,706	181,597	352,435
PROJECTED ANNUAL GROWTH 2025 TO 2030	-1.2%	-1.1%	-0.8%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.8%	0.7%	0.8%

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2025 ESTIMATED HOUSEHOLDS	32,071	87,091	170,856
2030 PROJECTED HOUSEHOLDS	30,450	83,121	165,900
2020 CENSUS HOUSEHOLDS	31,638	86,297	167,840
2010 CENSUS HOUSEHOLDS	29,595	80,039	153,001
PROJECTED ANNUAL GROWTH 2025 TO 2030	-1.0%	-0.9%	-0.6%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.6%	0.6%	0.8%

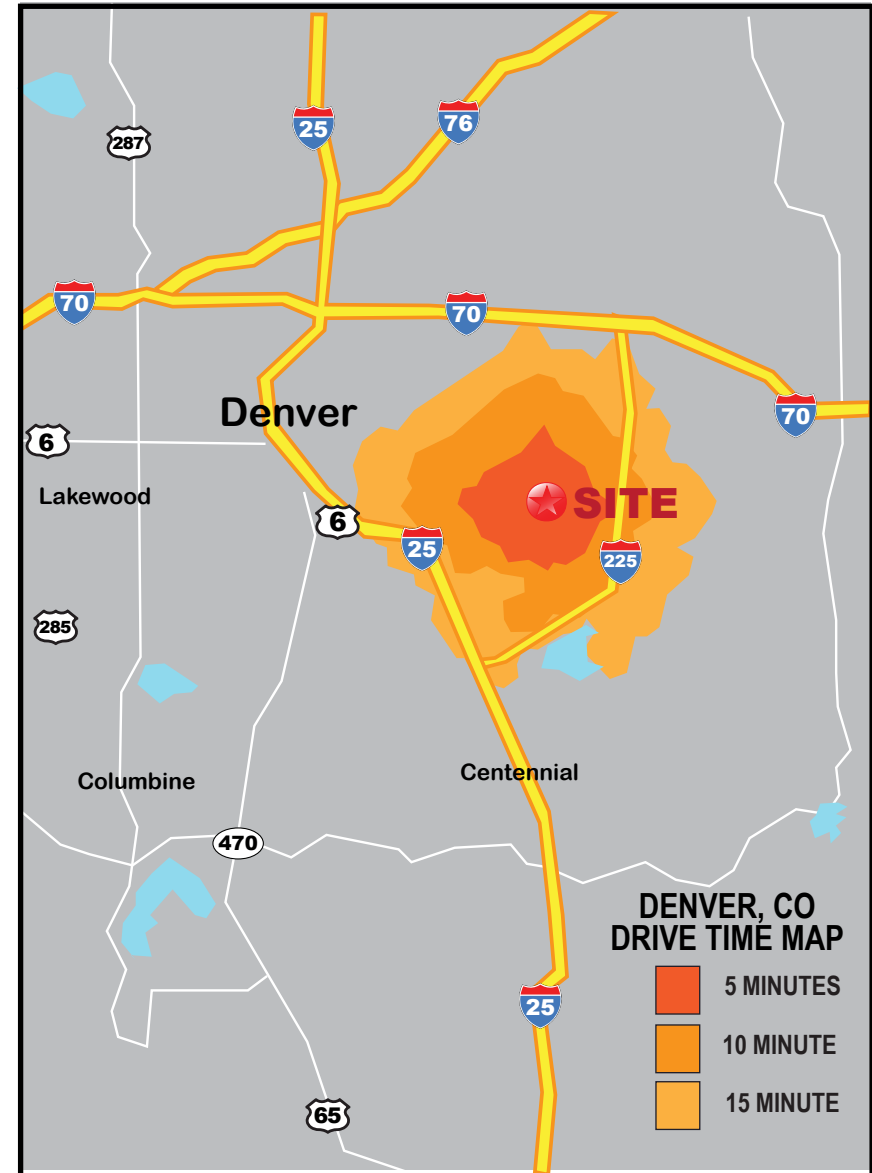
MEDIAN AGE	5 MIN	10 MIN	15 MIN
	36.5	35.4	36.1

INCOME	5 MIN	10 MIN	15 MIN
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$100,578	\$106,867	\$119,940
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$80,773	\$84,248	\$92,283
2025 ESTIMATED PER CAPITA INCOME	\$45,568	\$46,753	\$52,141

RACE & ETHNICITY	5 MIN	10 MIN	15 MIN
2025 ESTIMATED WHITE	46.7%	48.7%	52.7%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	24.0%	20.2%	17.1%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	6.6%	6.7%	6.2%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	1.1%	1.1%	1.1%
2025 ESTIMATED OTHER RACES	21.7%	23.3%	23.0%
2025 ESTIMATED HISPANIC	25.1%	27.5%	27.3%

EDUCATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	4.5%	5.5%	5.2%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.1%	5.0%	5.0%
2025 ESTIMATED HIGH SCHOOL GRADUATE	19.1%	18.7%	18.6%
2025 ESTIMATED SOME COLLEGE	20.1%	19.4%	18.3%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	9.5%	8.3%	7.4%
2025 ESTIMATED BACHELORS DEGREE ONLY	25.9%	26.4%	26.7%
2025 ESTIMATED GRADUATE DEGREE	15.9%	16.6%	18.7%

BUSINESS	5 MIN	10 MIN	15 MIN
2025 ESTIMATED TOTAL BUSINESSES	2,408	9,680	22,407
2025 ESTIMATED TOTAL EMPLOYEES	15,894	71,923	171,529



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