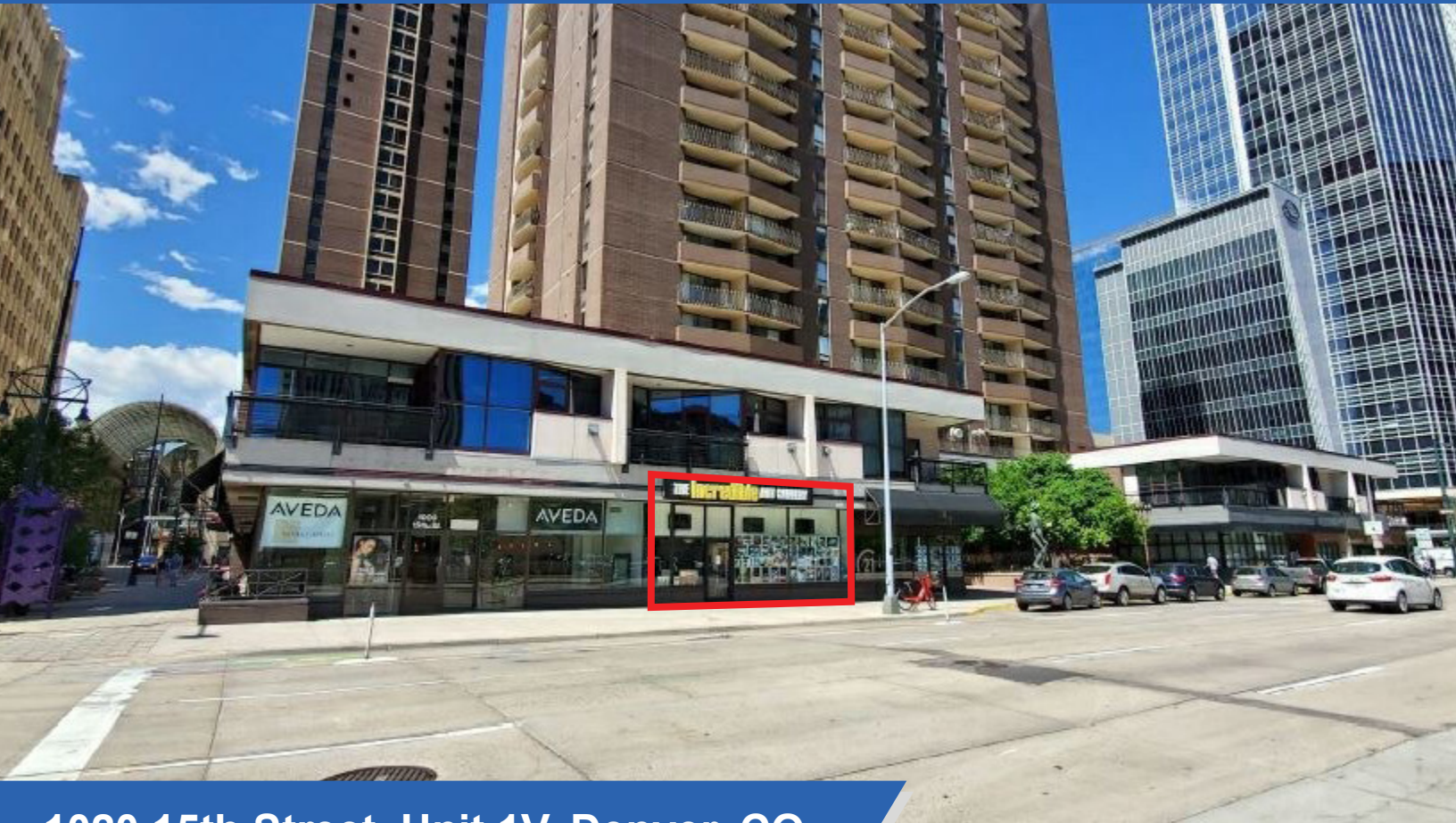


FOR SALE OR LEASE

2,394 SF RETAIL CONDO



MALMAN
REAL ESTATE



1020 15th Street, Unit 1V, Denver, CO

Property Highlights

- » Street level retail/office unit in a prime downtown location by 16th Street Mall
- » Great visibility and presence with floor to ceiling windows
- » Immediate proximity to national retailers, hotels and the Denver Convention Center
- » Access to abundant condominium amenities
- » HOA Fee is \$1,029.54/month, which includes trash, water, HVAC
- » No parking spaces are included with the sale or lease, but a 1 space could be available for lease separately

Property Details

Unit Size	2,394 SF Condo
HOA	\$1,029.54/month
Built	1964
Parking	Street
2024 Taxes	\$9,932.74

For Sale: \$825,000
For Lease: \$21.00/SF NNN

For more information:

JAKE MALMAN
720-471-1763
jake@malmancre.com

NICK YOCKEY
240-401-9252
nick@malmancre.com

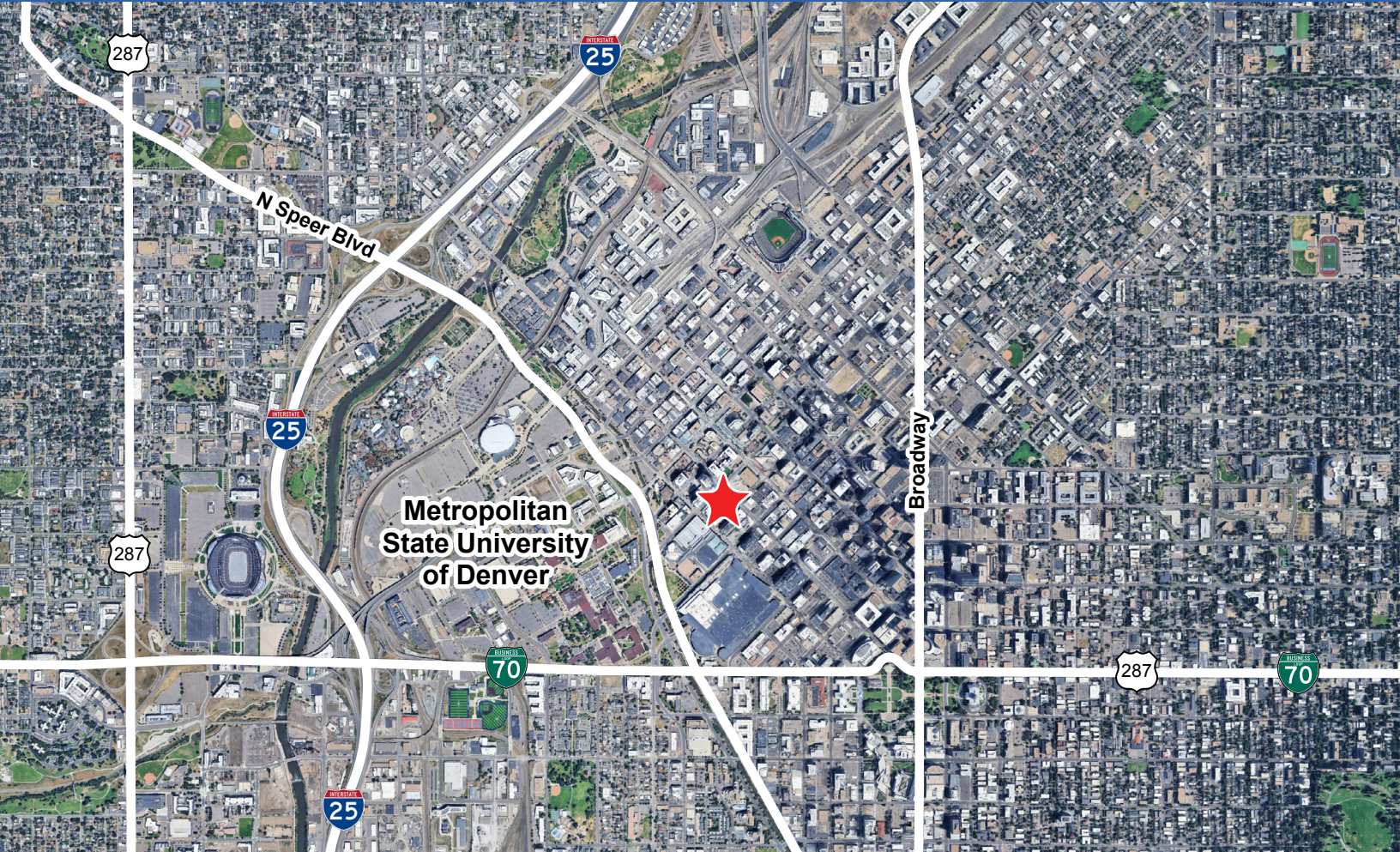
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Location & Area Amenities

- » Adjacent neighbors include Aveda Salon, Ace Hardware, and Century 21
- » One block from 16th Street Mall
- » Close vicinity to The Four Seasons, Hyatt Regency, The Colorado Convention Center and The Denver Performing Arts Complex

Demographics - 2025

	1 - MILE	3 - MILE	5 - MILE
Population	48,431	254,750	506,381
Median Age	33.1	34.1	35.1
Total Households	29,493	134,852	239,961
Median Household Income	\$100,452	\$104,112	\$100,675
Daytime Employment	148,623	381,934	662,235

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