



2100 South University Blvd.

Denver, Colorado 80202

Property Overview

- Ground-floor retail/restaurant opportunities in the luxury apartment building, One Observatory Park
- The building boasts 213 luxury apartments, 23,400 SF of retail space, and over 150 covered parking spaces
- Located in south Denver's most sought after neighborhood adjacent to the University of Denver
- Prominent location just south of I-25 & University exit offers great visibility to high traffic and pedestrian counts
- Easily accessible to and from many major arterials
- Join a variety of established retail tenants such as Bank of America, Beau Jo's Pizza, Sushi Ginza Grill, JC Salon, Instabul Cafe and many more

Property Facts

Available SF:	7,150 SF
Building Size:	+/- 400,000 SF
Parking:	150 Covered Spaces
Year Built	2013
Lot Size:	1.15 Acres (50,094 SF)
Zoning:	CMP-E1 / UO-3

Contact Broker for Lease Rates

Cory Dulberg

303 565 3039

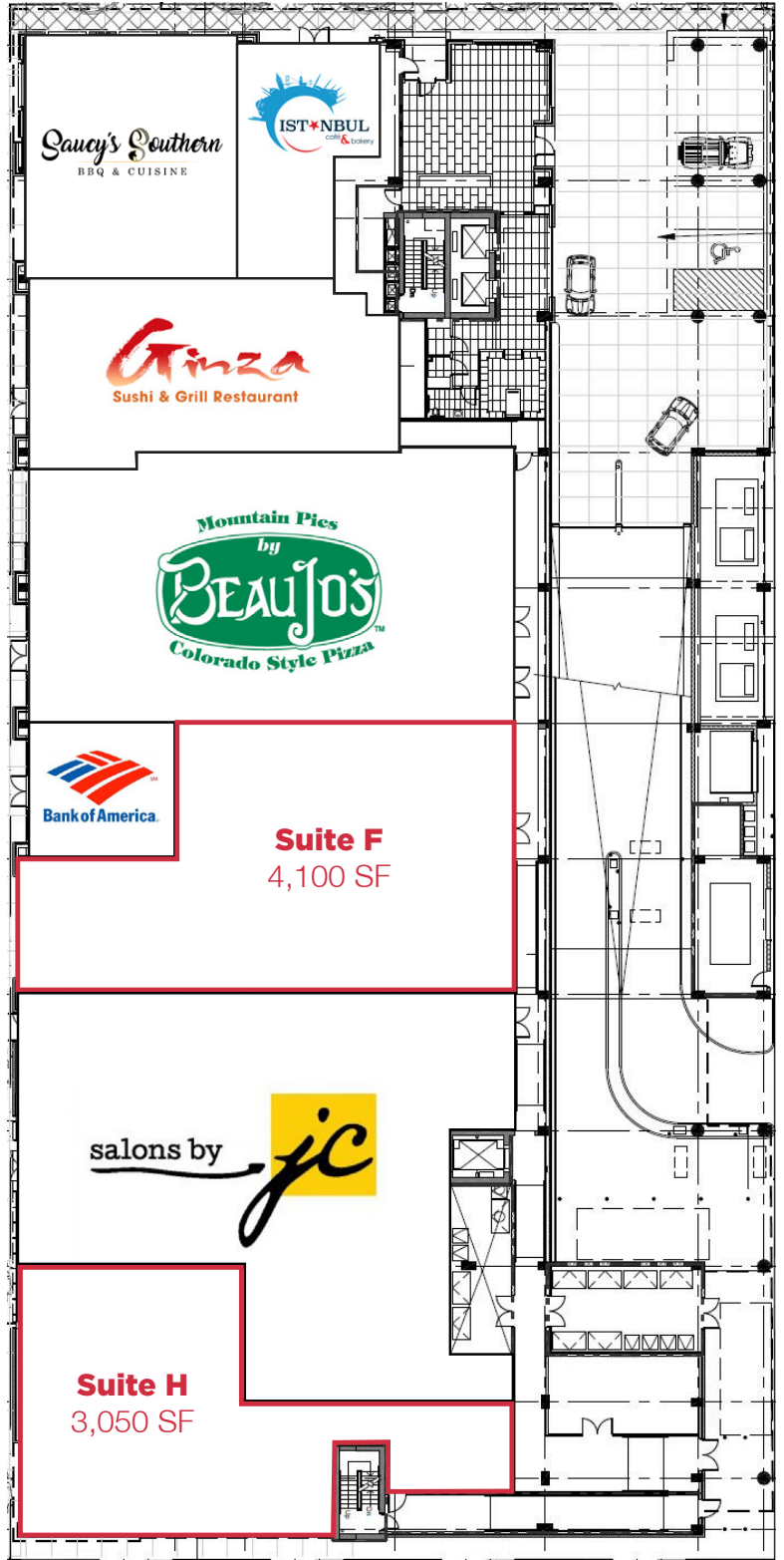
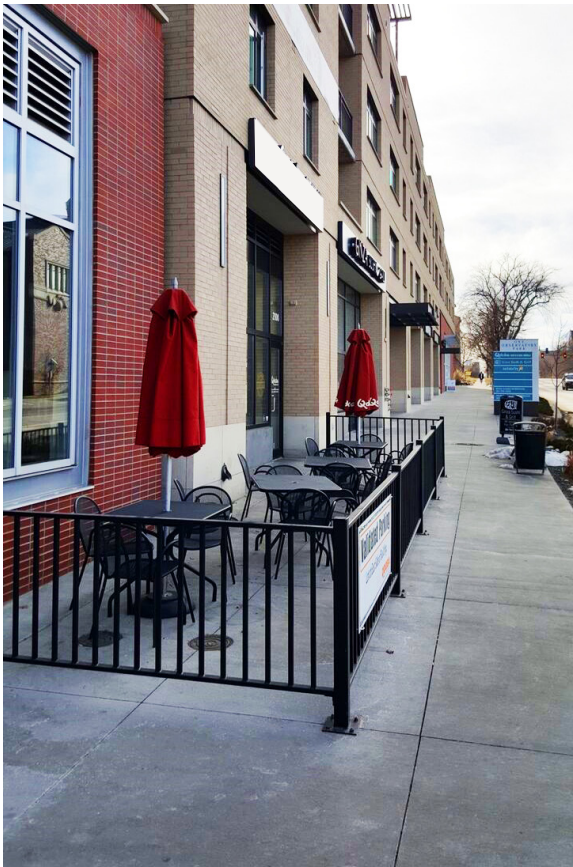
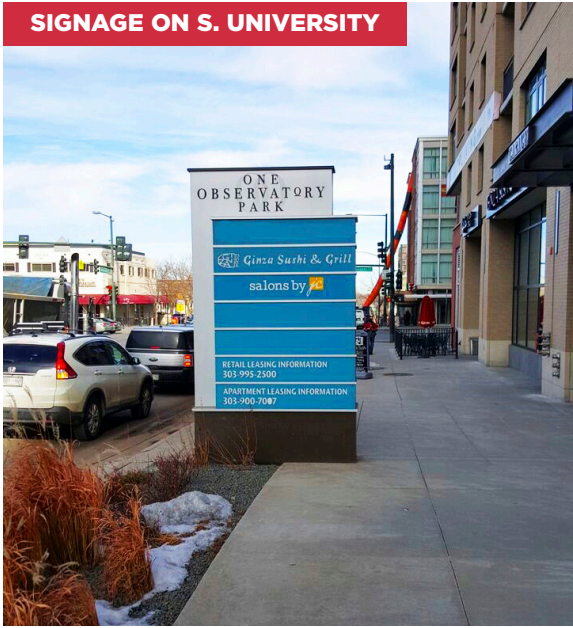
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← Evans Avenue →



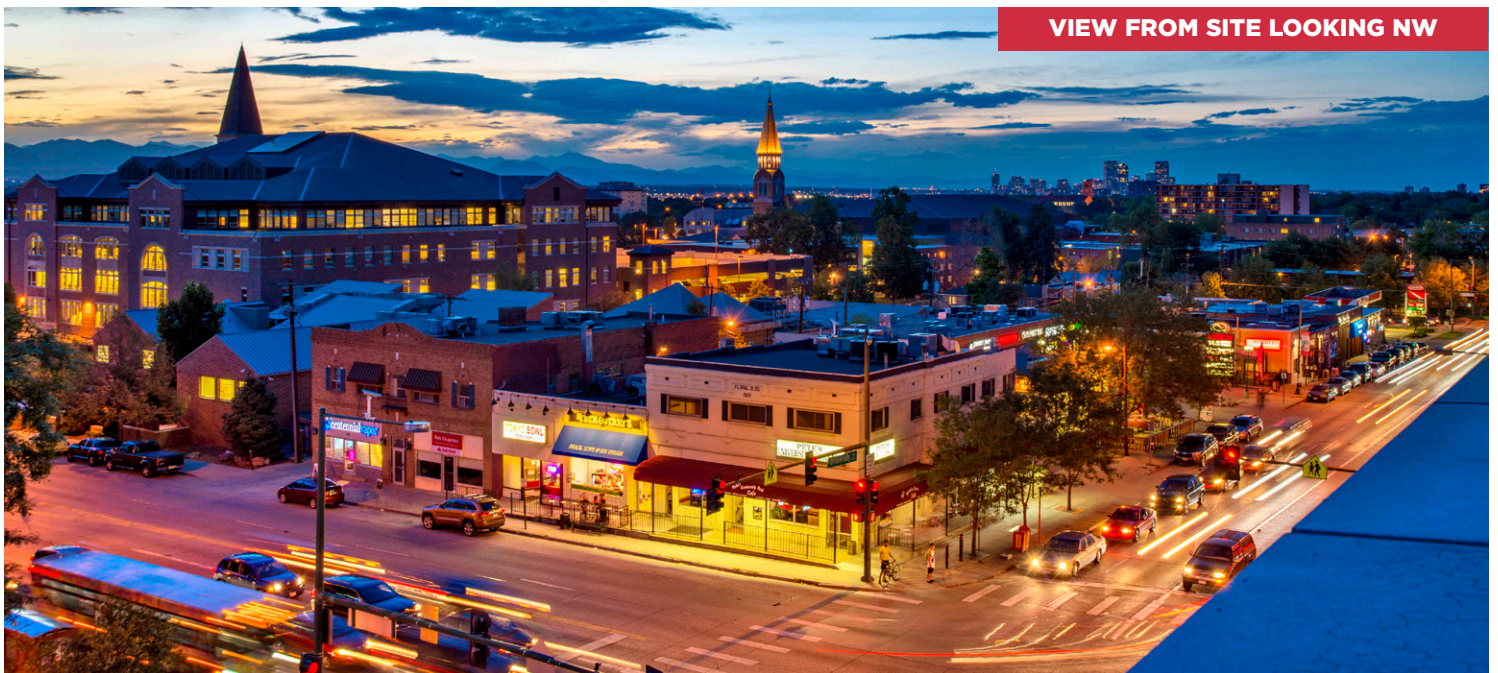
↑ S. University Boulevard ↓

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VIEW FROM UNIVERSITY



PARKING



VIEW FROM SITE LOOKING NW

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FOR LEASE

Ground-Floor Retail

Prime Retail Near DU



Traffic Counts

Vehicles/Day

E Evans Ave & S. University Blvd. 30,000

S. University Blvd & I-25 55,000

E. Evans Ave. & S. Josephine St. 29,696

*Source: SitesUSA

Demographics

	1 Mile	3 Mile	5 Mile
Population	22,806	156,125	482,521
Average Household Income	\$105,823	\$107,130	\$97,639
Daytime Population	9,567	121,866	337,741

*Source: SitesUSA

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