



3330 Larimer Street

Denver, CO 80205



Property Overview

- One suite available for immediate occupancy.
 - Suite 1B is an office/retail unit on the ground floor with large windows bringing in an abundance of natural light
- Easy, quick access to major commuter routes like Broadway, Colfax, I-70, and I-25
- Fantastic location on 33rd and Larimer in RiNo surrounded by a multitude of restaurants, retail, and apartments

Property Facts

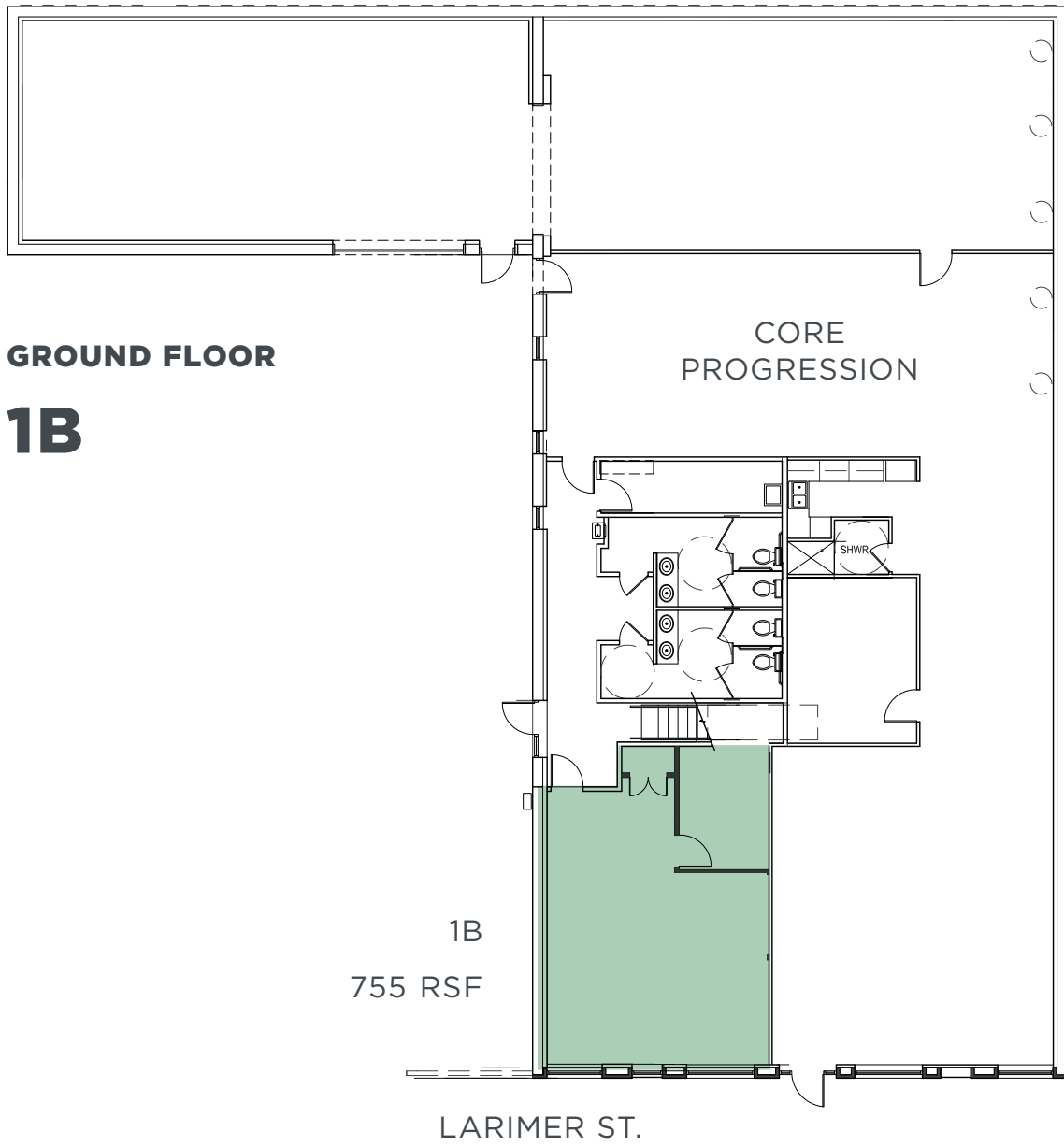
Availability	1B - 755 SF
Available Parking	12 off-street spaces \$150/mo per spot
Occupancy	Immediate
NNN (Estimate)	\$16.00/SF

LEASE RATE: \$30/SF/NNN

SOLOMON STARK

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NAI Shames Makovsky



Demographics

	1 Mile	3 Miles	5 Miles
Population			
Population (Current)	27,042	207,561	464,090
Population (5 Yr. Forecast)	30,070	229,391	507,574
Percent Growth (5 Yr. Forecast)	2.2%	2.1%	1.9%
Households			
Total Households (Current)	11,753	106,261	214,752
Total Households (5 Yr. Forecast)	13,138	117,762	235,564
Percent Growth (5 Yr. Forecast)	2.4%	2.2%	1.9%
Income			
Avg Household Income	\$103,221	\$106,141	\$108,283
Median Household Income	\$82,696	\$79,306	\$79,287
Labor			
Total Employees	12,630	228,844	363,089
Total Businesses	1,543	19,729	34,464

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