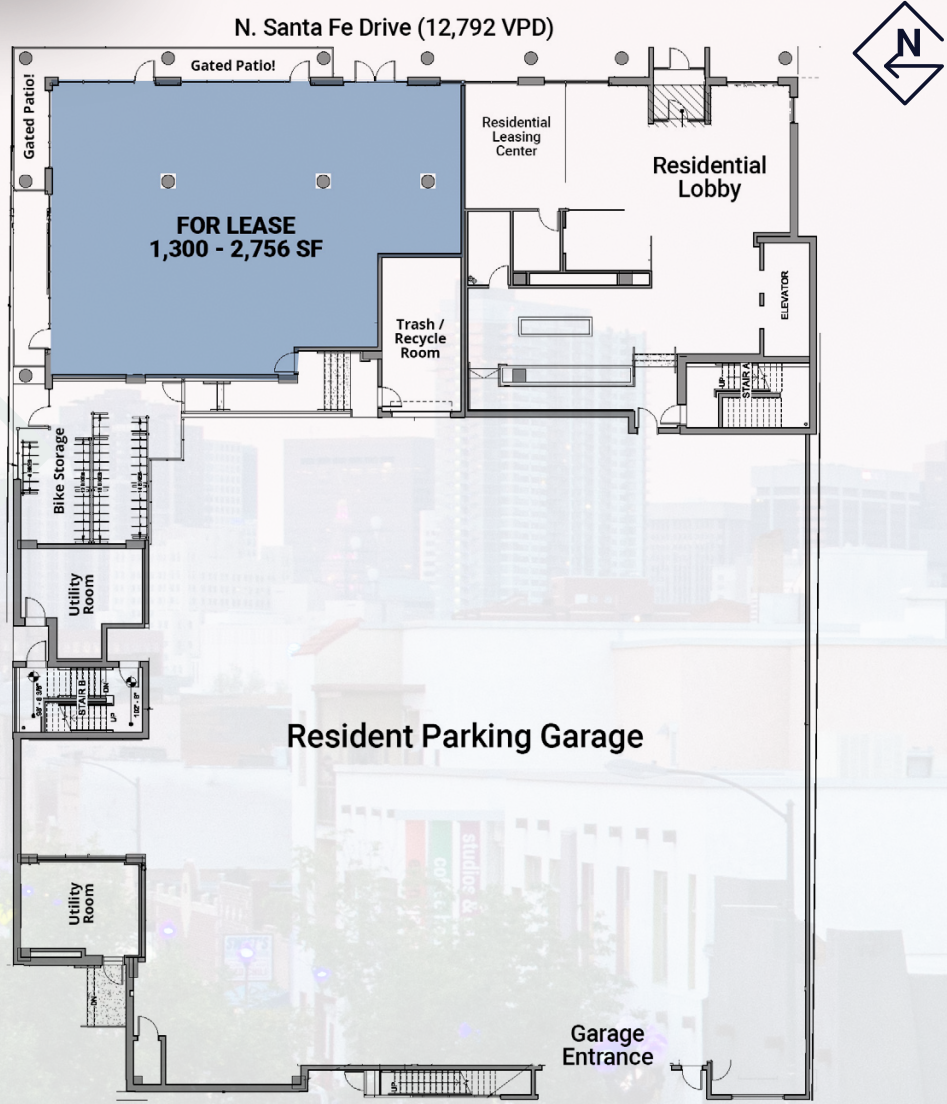


# Site Plan



ART DISTRICT  
LOFTS

1275

SANTA FE DR.  
DENVER, CO 80204



2,756 SF  
RETAIL SPACE AVAILABLE  
FOR LEASE

AGGRESSIVE LEASING INCENTIVES OFFERED FOR A 5 - 10 YEAR LEASE!  
CONTACT BROKER FOR MORE INFORMATION!

## Demographics

	1 Mile	3 Miles	5 Miles
Population	29,305	270,020	540,385
Average Household Income	\$94,238	\$105,105	\$103,497
Daytime Population	120,294	242,740	380,759

Source: CoStar

DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

 **KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

**Jason F. Kinsey**  
Managing Principal  
720-280-5757  
Jason@KinseyCRE.com

**Brady Kinsey**  
Principal  
303-847-1295  
Brady@KinseyCRE.com



Availability Information

Available: 1,300 - 2,756 SF  
Pricing: Contact Broker

Traffic Counts

Santa Fe Drive: 12,792 VPD  
13th Avenue: 12,009 VPD

MPSI 2022 Estimates

Highlights

- End cap 2,756 SF at the ground floor of a new 115 unit apartment building. Landlord willing to demise the space.
- Project now complete!
- The end cap space has a gated wrap around patio and tall glass windows.
- Located along the Santa Fe Arts District, which is a nationally known arts and cultural district, encompassing hundreds of artists, galleries, studios, theaters, and creative businesses.
- The Art District Lofts is a short drive away from Downtown Denver, the Colorado Convention Center, Capital Hill and more!

**Jason F. Kinsey**  
Managing Principal  
720-280-5757  
Jason@KinseyCRE.com

**Brady Kinsey**  
Principal  
303-847-1295  
Brady@KinseyCRE.com

