

3042

E. 6TH AVE
DENVER, CO 80206

\$35/PSF NNN
LEASE RATE

1,143 SF
RETAIL SPACE



CORNER RETAIL SPACE



ADJACENT TO
BAROLO GRILL

MARC S. LIPPITT

Principal

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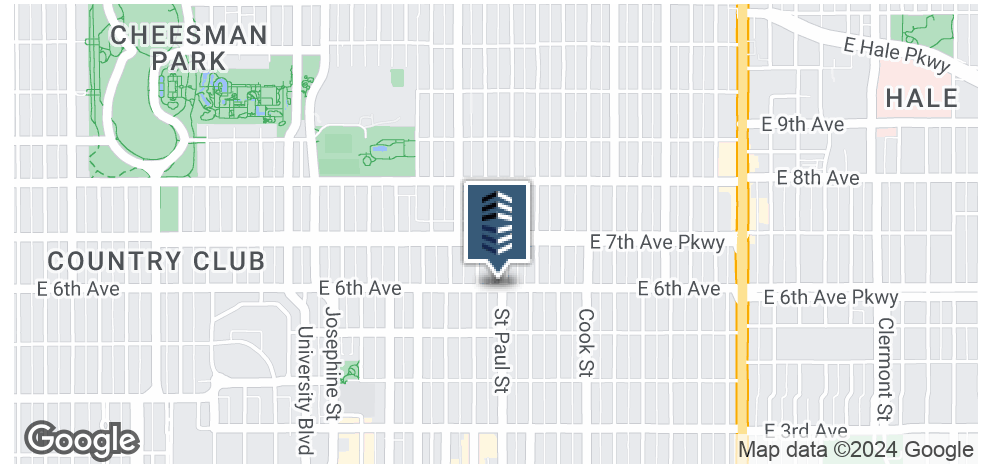
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,143 SF
Basement SF:	707 SF
Lease Rate:	\$35 PSF NNN
NNN Expense:	\$6.93 PSF
Y.O.C.:	1923
Building Size:	8,930
Zoning:	U-MX-3
County:	Denver
Vehicle Count:	23,211 VPD
Parking:	Off-Street Available

PROPERTY OVERVIEW

3042 E. 6th Avenue is a 1,143 square foot retail space available for lease. The space also comes with a 707 SF basement that would be perfect for additional storage. The space was most recently used as storage, and prior to that it was a salon. This is a rare opportunity to acquire one of the few retail spaces in the Cherry Creek, Country Club, Cheesman Park, Congress Park, Hilltop, and Hale neighborhoods. The space is in the same building as Michelin Star winning restaurant, Barolo Grill.

PROPERTY HIGHLIGHTS

- Great location | Close to Wash Park
- Same building as Michelin Star winning Barolo Grill
- Located on hard corner
- Visible to flow of traffic - 23,000 + VPD
- Strong demographics | \$130k Avg HHI
- Parking available with the space.



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DENVER BOTANIC GARDENS



CONGRESS PARK

POSTINO




8TH AVENUE




ST. PAUL STREET

6TH AVENUE

6TH AVENUE

COLORADO BLVD



SITE

UNIVERSITY BLVD











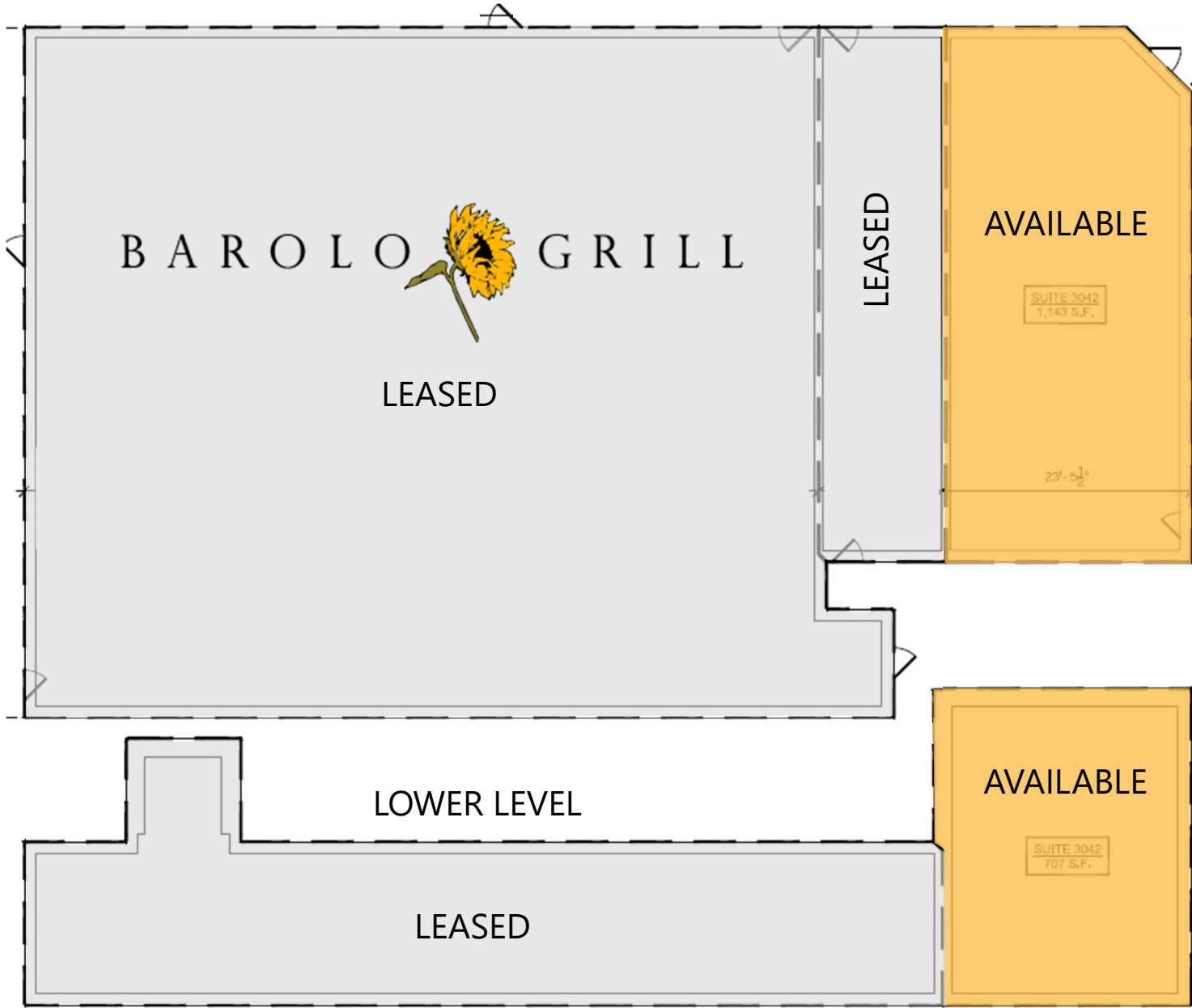


DENVER COUNTRY CLUB

CHERRY CREEK SHOPPING CENTER



FLOORPLANS



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2028 Projection	26,194	106,283	227,829
2023 Estimate	26,426	107,663	229,384
2010 Census	22,998	96,583	197,176
Growth 2023-2028	-0.88%	-1.28%	-0.68%
Growth 2010-2023	14.91%	11.47%	16.33%
Median Age	41.70	39.20	38.10
Average Age	42.30	40.00	39.00
2023 Population by Race:			
White	23,832	95,406	190,270
Black	837	4,977	21,312
Am. Indian & Alaskan	156	829	2,529
Asian	864	3,247	7,229
Hawaiian & Pacific Island	31	139	342
Hispanic Origin	1,688	9,281	30,902
Other	707	3,065	7,702
U.S. Armed Forces:			
	0	63	146
Households:			
2028 Projection	15,080	62,351	122,414
2023 Estimate	15,211	63,250	123,261
2010 Census	13,068	56,688	104,776
Growth 2023-2028	-0.86%	-1.42%	-0.69%
Growth 2010-2023	16.40%	11.58%	17.64%
Owner Occupied	6,917	24,921	51,060
Renter Occupied	8,294	38,329	72,201
2023 Avg Household Income	\$130,971	\$114,262	\$112,894
2023 Med Household Income	\$99,122	\$80,441	\$82,454

Radius	1 Mile	2 Mile	3 Mile
2023 Households by Household Inc:			
<\$25,000	2,162	8,933	19,634
\$25,000 - \$50,000	1,943	10,638	19,308
\$50,000 - \$75,000	2,385	10,676	19,068
\$75,000 - \$100,000	1,155	6,334	12,141
\$100,000 - \$125,000	1,653	6,310	12,731
\$125,000 - \$150,000	1,166	4,844	10,313
\$150,000 - \$200,000	1,319	5,208	11,032
\$200,000+	3,426	10,308	19,033
2023 Population by Education			
Some High School, No Diploma	474	2,399	9,180
High School Grad (Incl Equivalency)	1,595	6,954	17,634
Some College, No Degree	3,475	14,975	34,567
Associate Degree	1,699	7,294	15,361
Bachelor Degree	8,020	34,146	66,103
Advanced Degree	7,188	25,260	47,326
2023 Population by Occupation			
Real Estate & Finance	1,624	6,712	13,215
Professional & Management	13,469	55,820	113,146
Public Administration	468	2,746	5,407
Education & Health	4,022	15,559	31,760
Services	1,976	7,882	18,193
Information	414	2,444	5,236
Sales	2,798	12,571	26,080
Transportation	890	4,309	10,300
Retail	1,184	4,945	10,798
Wholesale	375	1,850	3,578
Manufacturing	659	2,746	6,530
Production	499	2,690	7,092
Construction	305	1,682	4,736
Utilities	336	1,887	4,980
Agriculture & Mining	187	828	1,549
Farming, Fishing, Forestry	30	44	120
Other Services	789	3,376	6,903

Exclusive Agents

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