



**CUSHMAN &
WAKEFIELD**



FOR SUBLEASE

2040 S. UNIVERSITY BOULEVARD

DENVER, COLORADO 80210

**10,185 SF STANDALONE
BANK PROPERTY**

**CONTACT BROKER
FOR PRICING**

PROPERTY HIGHLIGHTS

- Located less than a block from The University of Denver
- Includes a 20-space parking lot
- High retail synergy with high traffic counts



PROPERTY INFORMATION

ADDRESS	2040 S. University Blvd. Denver, Colorado 80210
BUILDING SIZE	10,185 SF
LAND AREA	18,730 SF/0.43 AC
BUILT	1950
PARKING	20 surface spaces
ASKING RATE	Contact broker for pricing
ZONING	G-MS-5 (General Urban - Main Street - 5 Stories Maximum Height)

Demographics		Esri, 2023		
	1 Mile	3 Miles	5 Miles	
POPULATION	22,313	158,688	479,945	
AVERAGE HH INCOME	\$151,168	\$139,060	\$122,278	
NUMBER OF HOUSEHOLDS	9,450	76,803	228,257	

Traffic Counts		Esri, 2024
Intersection	Vehicles Per Day	
S. UNIVERSITY BLVD & E ASBURY AVE	35,669 VPD	
S. UNIVERSITY BLVD & E EVANS AVE	37,484 VPD	

For more information, please contact:

TYLER BRAY
Director
+1 303 312 4304
tyler.bray@cushwake.com

NICO DEMETRIAN
Associate
+1 720 908 2711
nico.demetrian@cushwake.com



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1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700

F +1 303 534 8270

cushmanwakefield.com

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