



FOR SUBLICENSE

# 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