



ZALL
COMMERCIAL
REAL ESTATE

The Shops On Lincoln

960-998 Lincoln Street, Denver, CO 80211

Prime Retail Opportunity in Denver's Golden Triangle Neighborhood



New ownership investing in major property upgrades

Available Units

UNIT 960

- 2,894 SF that can be demised down to ±1,447 SF
- Space will be delivered in vanilla shell condition
- New storefront recently installed

UNIT 998

- 800 SF
- Space delivered in vanilla shell condition
- New wrap around storefront to be installed
- Potential for exterior patio

For leasing information, contact

Stacey DePalma

sdepalma@zallcompany.com
303.909.2745

Kyle Framson

kframson@zallcompany.com
301.807.1421

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

ZALL COMPANY

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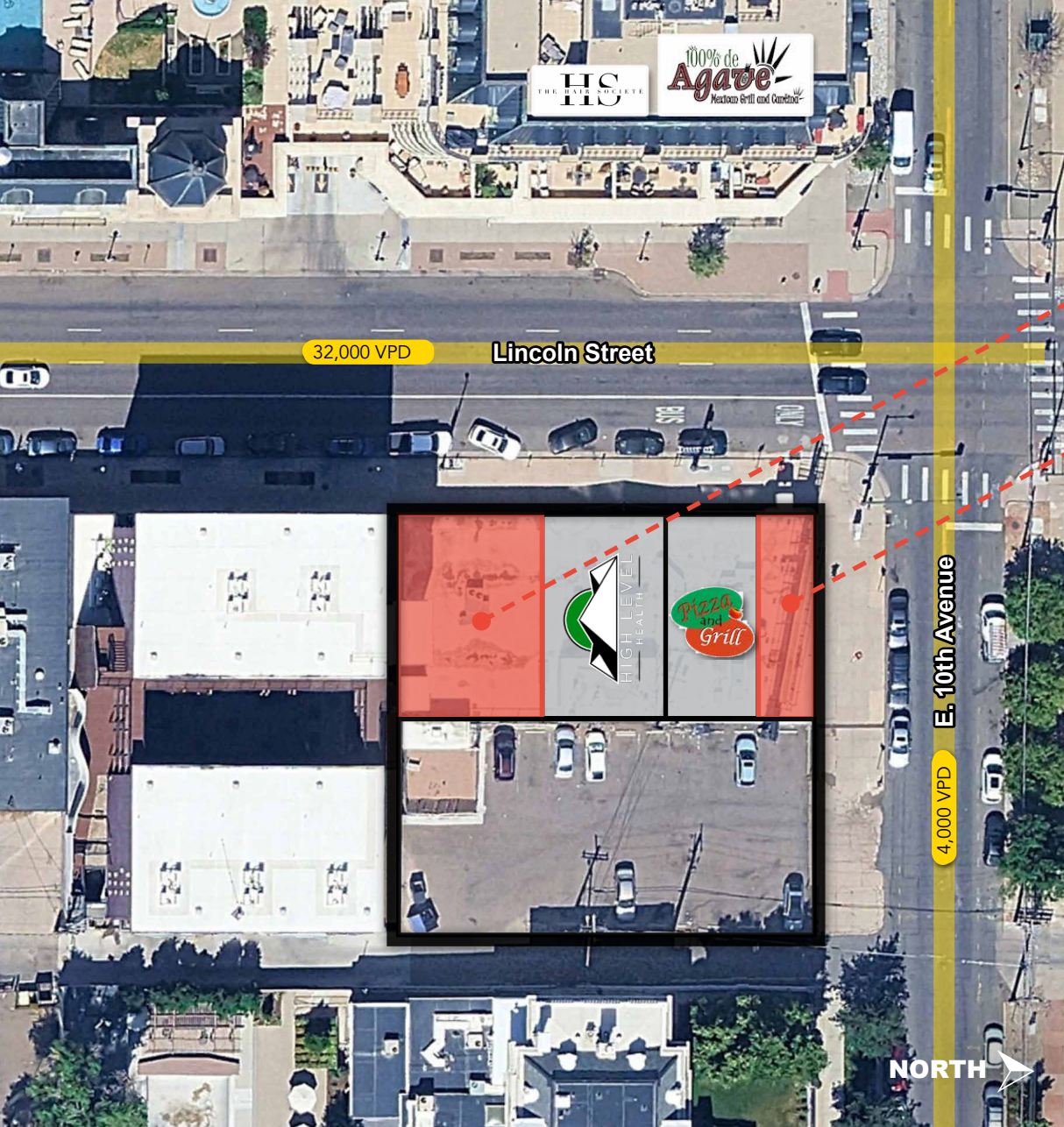
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UNIT #960: 2,894 SF FOR LEASE
Can demised down to ±1,447 SF

UNIT #998: 800 SF FOR LEASE

Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	47,593	248,473	523,858
2024 Households	29,487	131,678	245,428
Average HH Income	\$97,843	\$116,546	\$112,501
Bachelor's Degree or Higher	60%	60%	52%

Source: CoStar

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 Adjacent Residential



Surging **multifamily development** and **new retail/restaurant concepts**

Within a 3-mile radius, the average household income is **\$116,546** with a population of nearly 250,000 residents.

Within a 5-mile radius, there is a strong consumer base with **significant purchasing power of over \$8.2B.**

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