



**Z A L L**  
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**

**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.

### Available Units

#### **UNIT 960**

- 2,894 SF that can 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

**ZALL COMPANY**  
2946 Larimer Street  
Denver, CO 80205  
zallcompany.com

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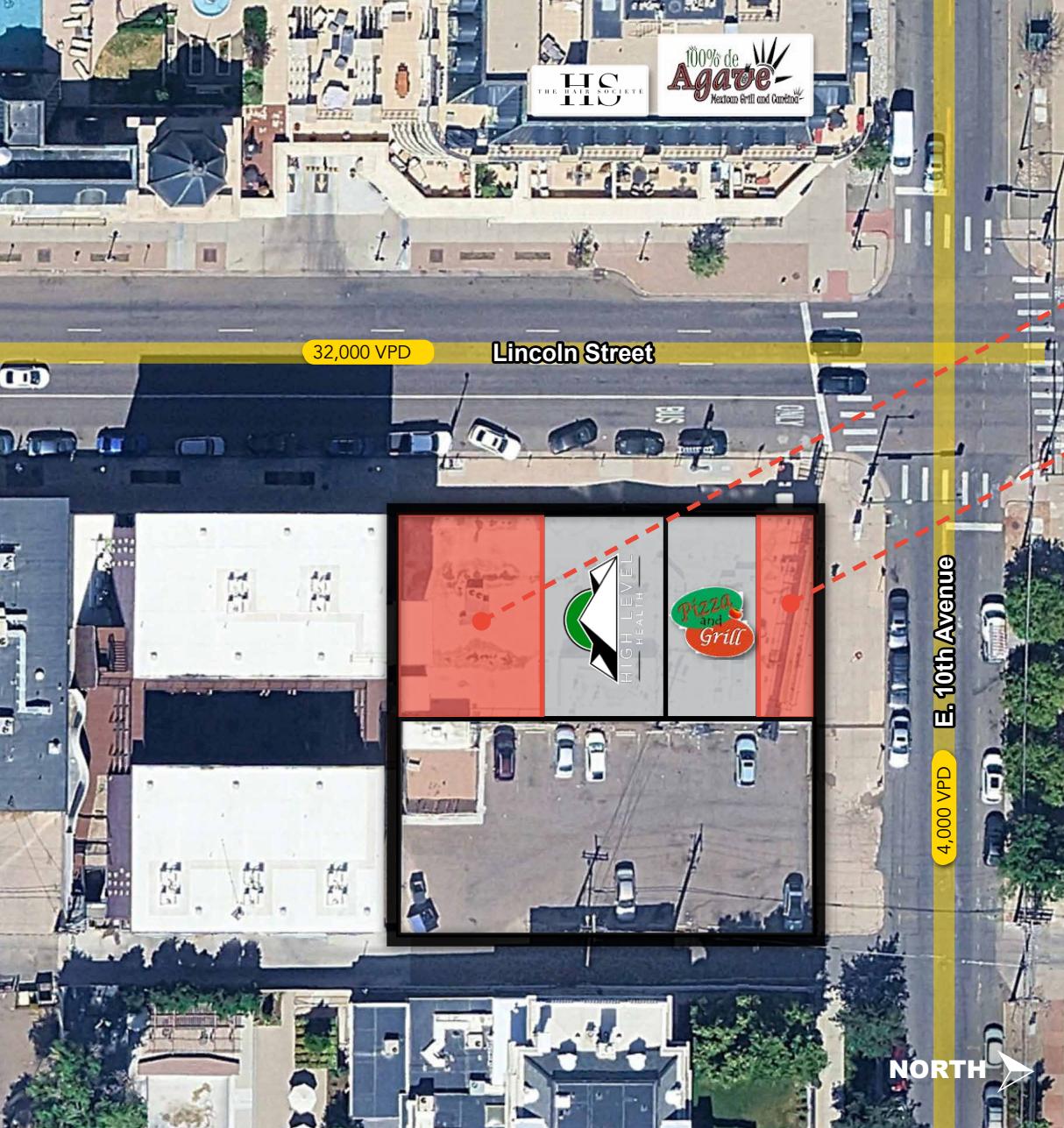
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**UNIT #960: 2,894 SF FOR LEASE**  
Can demised down to  $\pm 1,447$  SF

**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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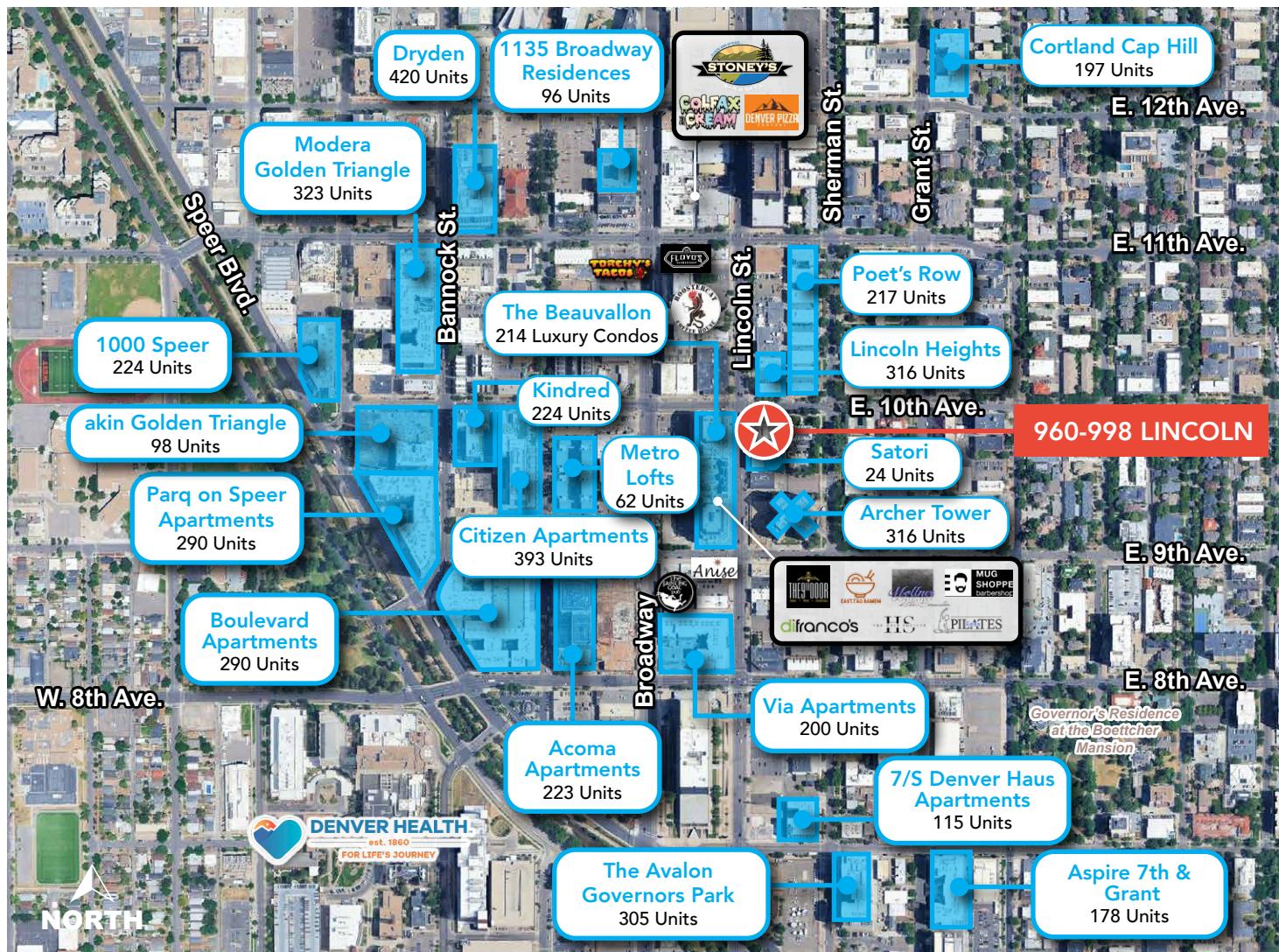


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Adjacent Residential



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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