

2845 | WYANDOT ST

DENVER, CO 80211

LEASE RATE

**\$29.50 PSF (NNN)**



**TURNKEY SALON**  
2,162 SF W/ PARKING



**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

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 **UNIQUE**  
PROPERTIES

TCN  
COMMERCIAL  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
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2845 Wyandot Street, Denver, CO 80211

## Team Contacts

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### **Unique Properties, Inc**

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# PROPERTY HIGHLIGHTS

Sale Price:	\$29.50 PSF (NNN)
Est. NNN:	\$14.20 PSF
Property Type	Retail
Building Size:	3,104 SF
Price/PSF:	\$383.37 / SF
Lot Size:	6,345 SF
Year Built	1907
Zoning:	C-MX-5
County:	Denver

## PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present to a qualified lessee the opportunity to lease 2845 Wyandot Street. This property is a multi-generation salon that has been in continual operations since the 80's. First, Bliss Salon, then The Powder Room, then Wyandot Beauty, then Wellness Collective. Most recently Wild Indie Hair Lounge occupied the building. This space is 2,162 square feet and is located in the sought after neighborhood, the Lower Highlands. There is parking in the rear of the building. The property is zoned C-MX-5 and provides users with flexibility for a multitude of different uses. This space could be great for retail, office, medical, health and wellness.

- Located in the Lo-Hi neighborhood.
- Easy access to downtown Denver and Interstate 25.
- Off-Street Parking | 7 Spaces
- Plethora of nearby shopping, dining, and entertainment.
- Permissive C-MX-5 zoning | Multitude of possibilities.



# NEARBY SHOPPING/DINING/ENTERTAINMENT

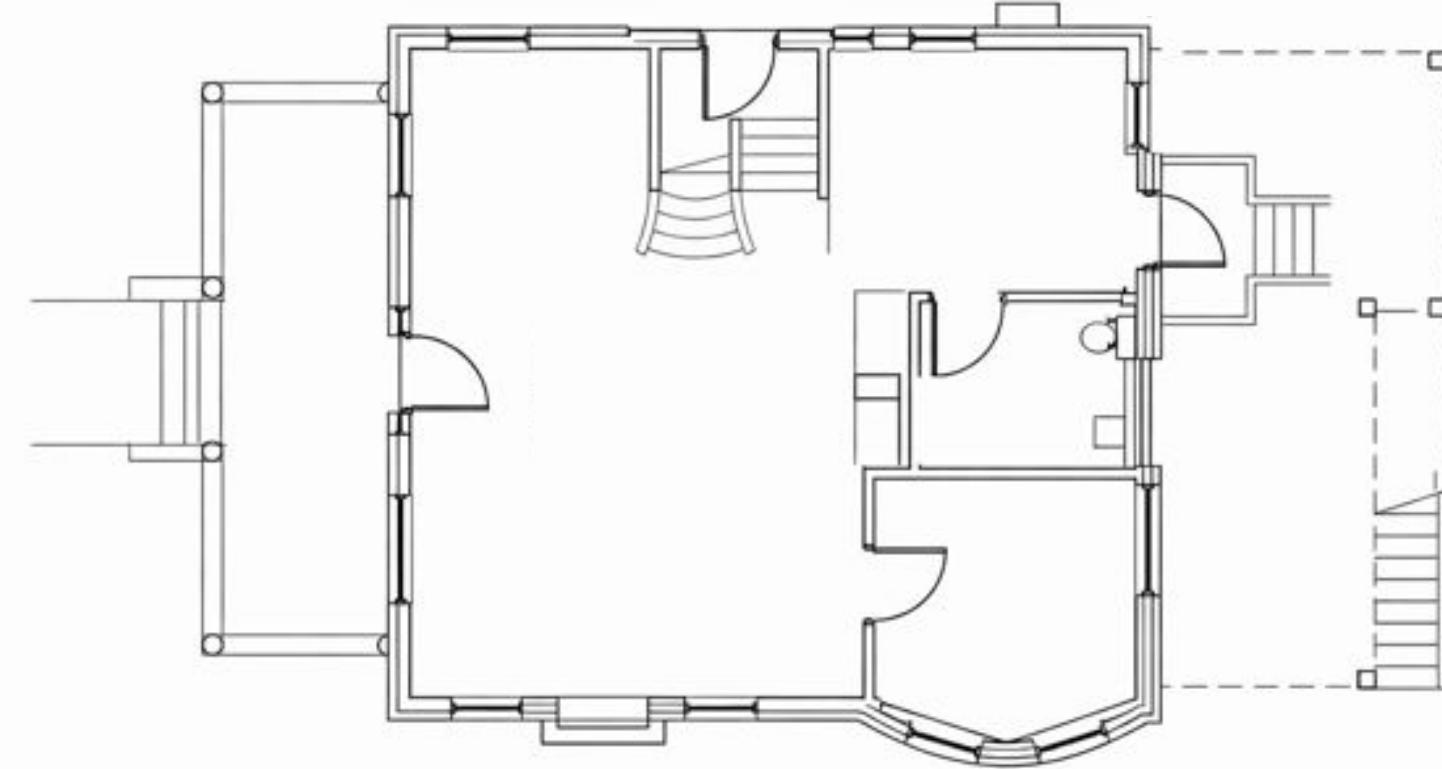


## AREA MAP

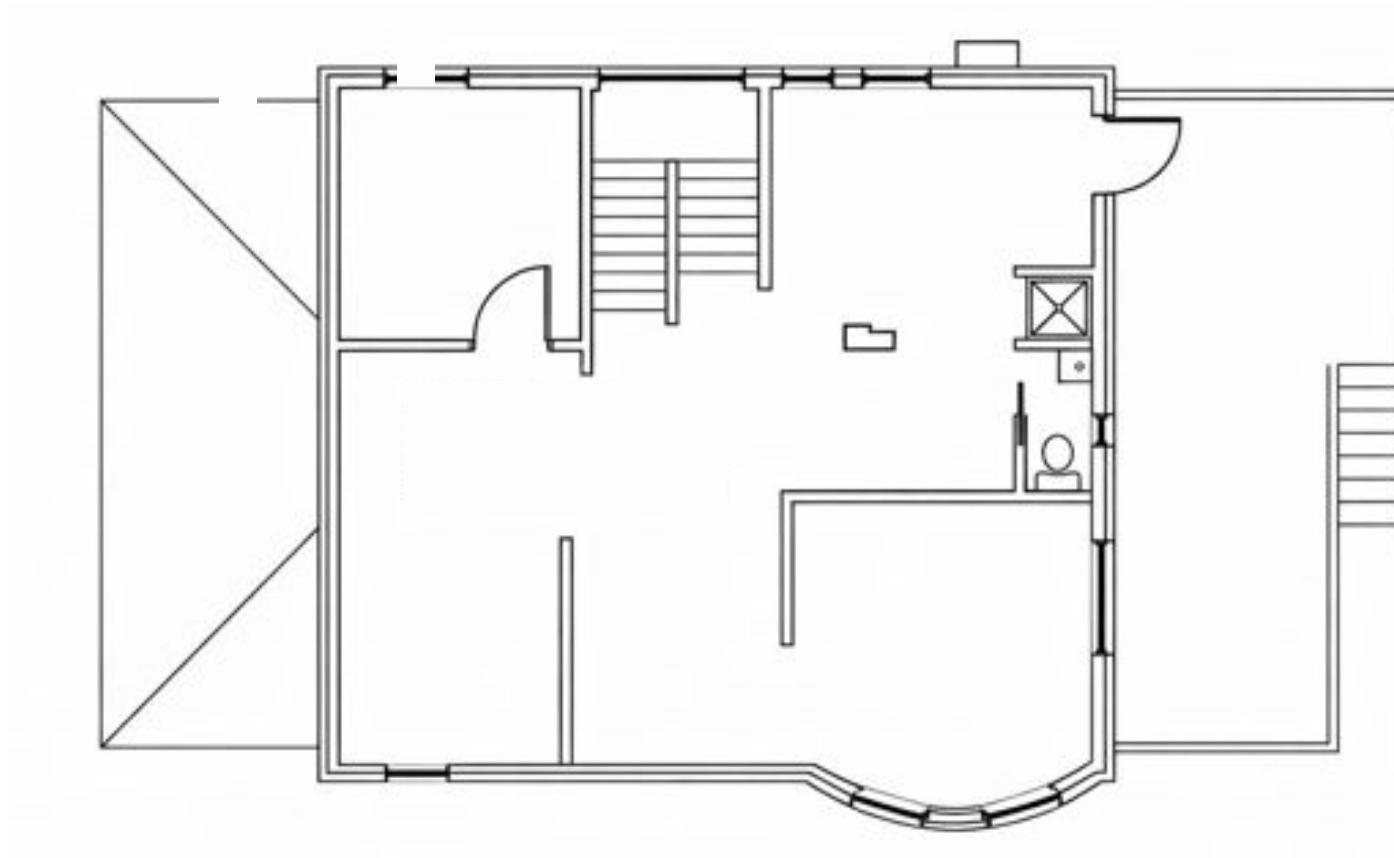


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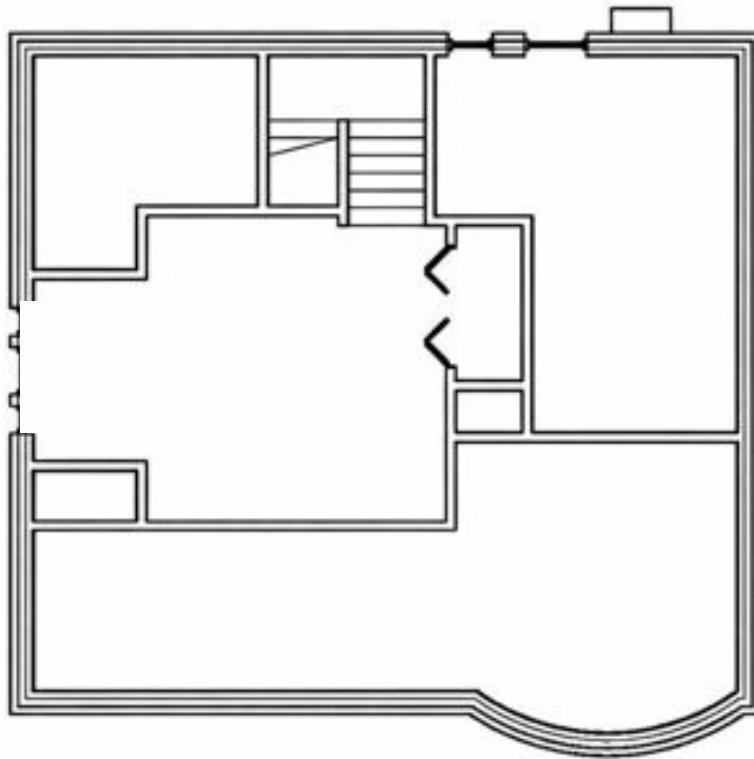
# 1ST FLOOR LAYOUT



## 2ND FLOOR LAYOUT



## 3RD FLOOR LAYOUT



## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection			
2024 Estimate	36,367	117,853	228,281
2010 Census	35,637	114,751	223,627
Growth 2024-2029	34,323	106,606	213,748
Growth 2020-2024	2.05%	2.70%	2.08%
Median Age	3.83%	7.64%	4.62%
Average Age	34.40	34.90	35.40
	35.70	36.50	36.90
<b>2024 Population by Race:</b>			
White	27,490	80,346	149,091
Black	886	6,146	12,198
Am. Indian & Alaskan	249	1,278	2,942
Asian	1,156	3,684	6,051
Hawaiian & Pacific Island	10	40	82
Other	5,847	23,257	53,264
Hispanic Origin	5,799	25,730	59,943
<b>U.S. Armed Forces:</b>	<b>16</b>	<b>54</b>	<b>75</b>
<b>Households:</b>			
2029 Projection	20,946	62,245	117,031
2024 Estimate	20,535	60,550	114,572
2010 Census	19,863	56,063	109,329
Growth 2024-2029	2.00%	2.80%	2.15%
Growth 2020-2024	3.38%	8.00%	4.80%
Owner Occupied	6,062	19,152	38,751
Renter Occupied	14,473	41,398	75,821
<b>2024 Avg Household Income</b>	<b>\$136,139</b>	<b>\$122,253</b>	<b>\$110,795</b>
<b>2024 Med Household Income</b>	<b>\$109,297</b>	<b>\$95,553</b>	<b>\$84,031</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000			
\$25,000 - \$50,000	2,105	10,265	20,381
\$50,000 - \$75,000	1,954	6,010	15,678
\$75,000 - \$100,000	3,185	8,292	16,492
\$100,000 - \$125,000	2,332	6,942	13,109
\$125,000 - \$150,000	1,858	5,470	10,021
\$150,000 - \$200,000	2,273	6,053	9,963
\$200,000+	2,570	7,064	13,223
	4,257	10,453	15,706
<b>2024 Population by Education:</b>			
Some High School, No Diploma	1,470	5,585	13,655
High School Grad (Incl Equivalency)	1,894	10,194	24,515
Some College, No Degree	4,008	16,545	35,248
Associate Degree	1,537	7,269	14,668
Bachelor Degree	14,827	38,089	66,073
Advanced Degree	6,756	19,798	34,672
<b>2024 Population by Occupation</b>			
Real Estate & Finance	2,924	8,337	13,538
Professional & Management	24,655	69,012	117,549
Public Administration	743	2,523	4,907
Education & Health	4,893	13,674	28,335
Services	1,977	8,954	19,730
Information	1,108	2,598	5,041
Sales	5,139	13,568	25,873
Transportation	1,280	4,747	9,086
Retail	1,884	5,524	11,651
Wholesale	596	1,875	3,815
Manufacturing	1,788	4,674	8,568
Production	1,015	4,123	9,912
Construction	767	2,754	7,047
Utilities	661	2,514	5,424
Agriculture & Mining	349	831	1,409
Farming, Fishing, Forestry	4	209	424
Other Services	867	3,369	7,188



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