

# RETAIL at PECOS & HIGHWAY 36

1405 Cortez Street, Denver, Colorado, 80221

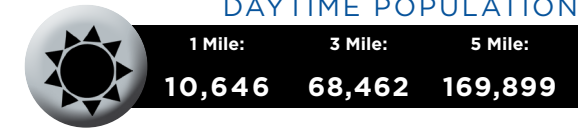


## DEMOGRAPHICS

### POPULATION



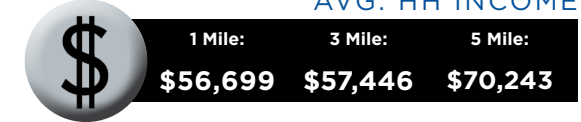
### DAYTIME POPULATION



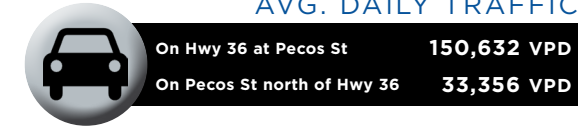
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



For more information, contact:

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## PROPERTY OVERVIEW:

- Available: 15,187 SF
- Call Listing Agent for Pricing and Terms
- NNN Expense: Estimated at \$4.00 PSF
- Open floor plan for a wide range of users
- Dock loading (2 doors)
- Excellent co-tenant with ARC Thrift Store & US Post Office
- Visibility to Highway 36 and close proximity to I-25
- Monument signage available
- Excellent daytime and evening demographics



**CROSBIE**

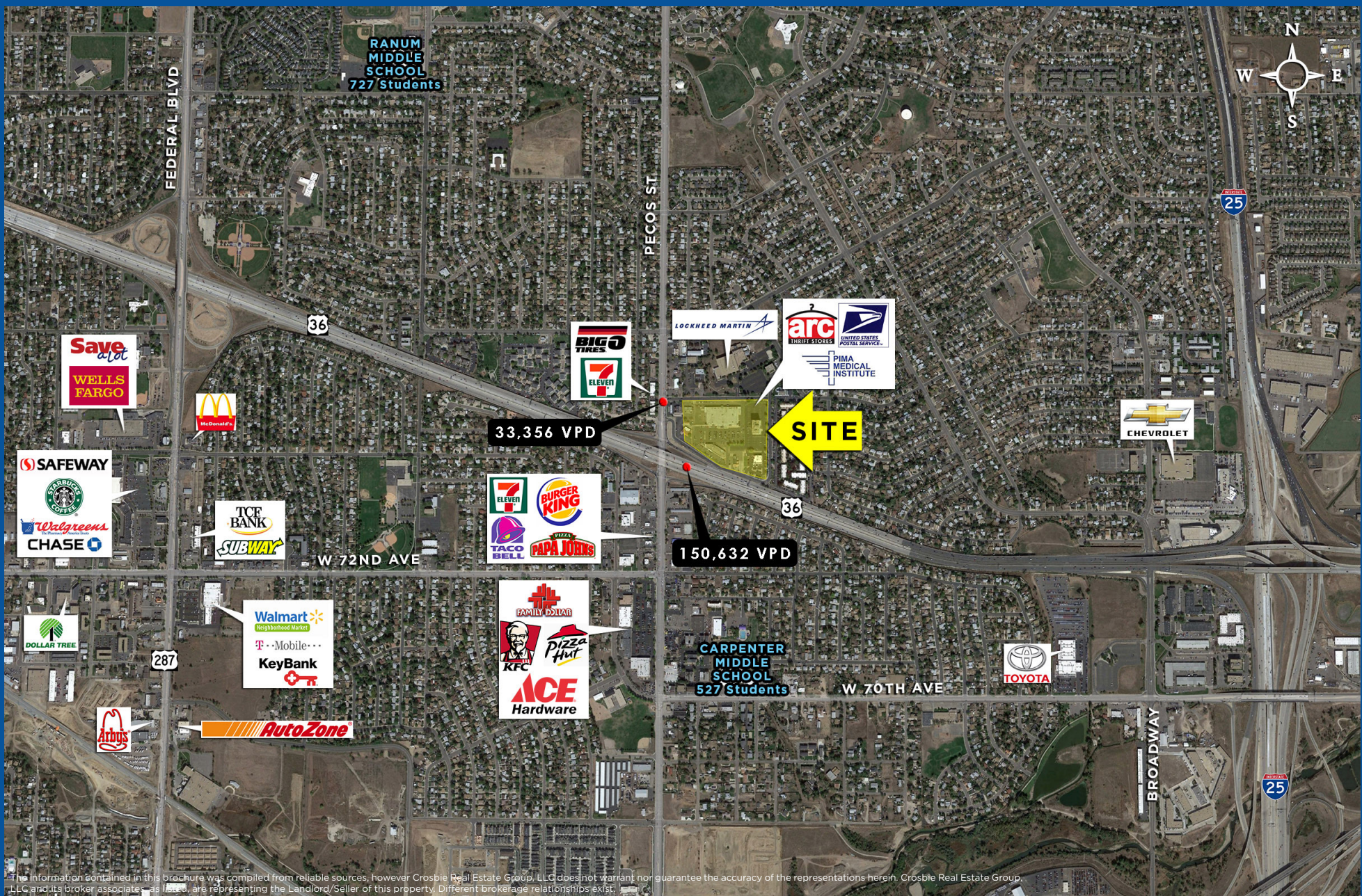
REAL ESTATE

GROUP



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Disclosure  
Agreement

