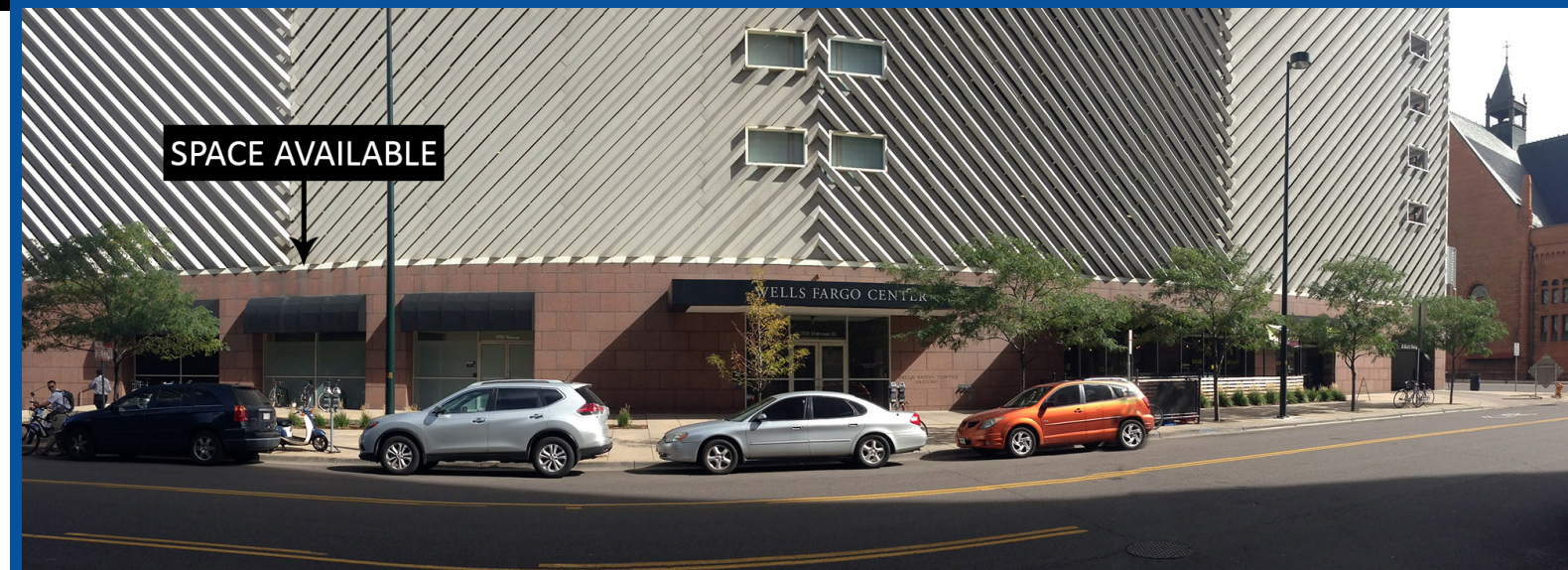
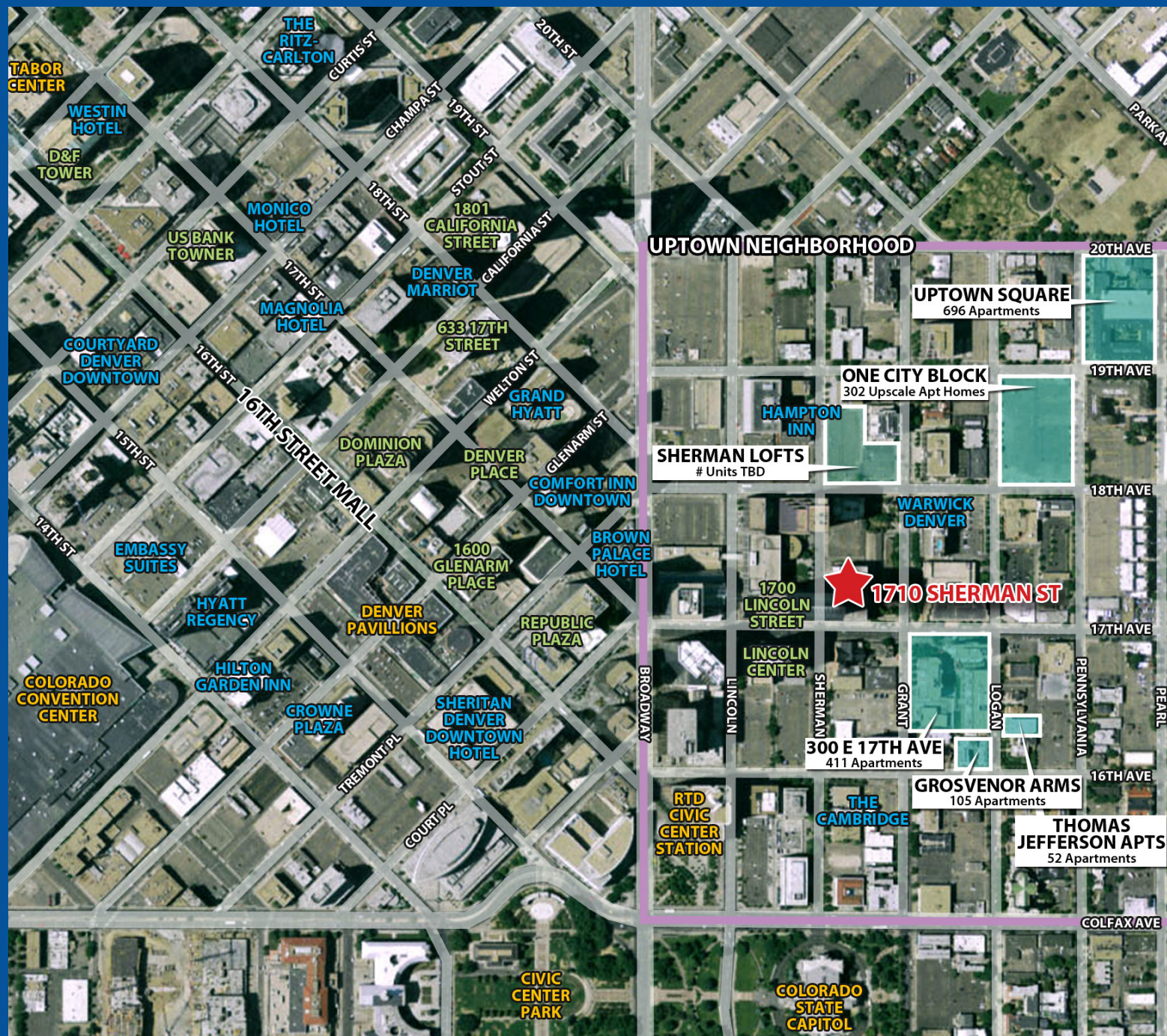


UPTOWN DENVER RETAIL

1710 Sherman St (NEC 17th & Sherman), Denver, CO



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

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Disclosure Agreement



PROPERTY OVERVIEW:

- ◇ Great location in the heart of uptown
- ◇ 1,250 SF available for lease
- ◇ Part of Wells Fargo Center, the 3rd tallest building in Colorado with approximately 2,500 employees
- ◇ Join Smiling Moose Deli, Poké, and FedEx

1,015 Businesses & 14,903 Employees within a ¼ Mile

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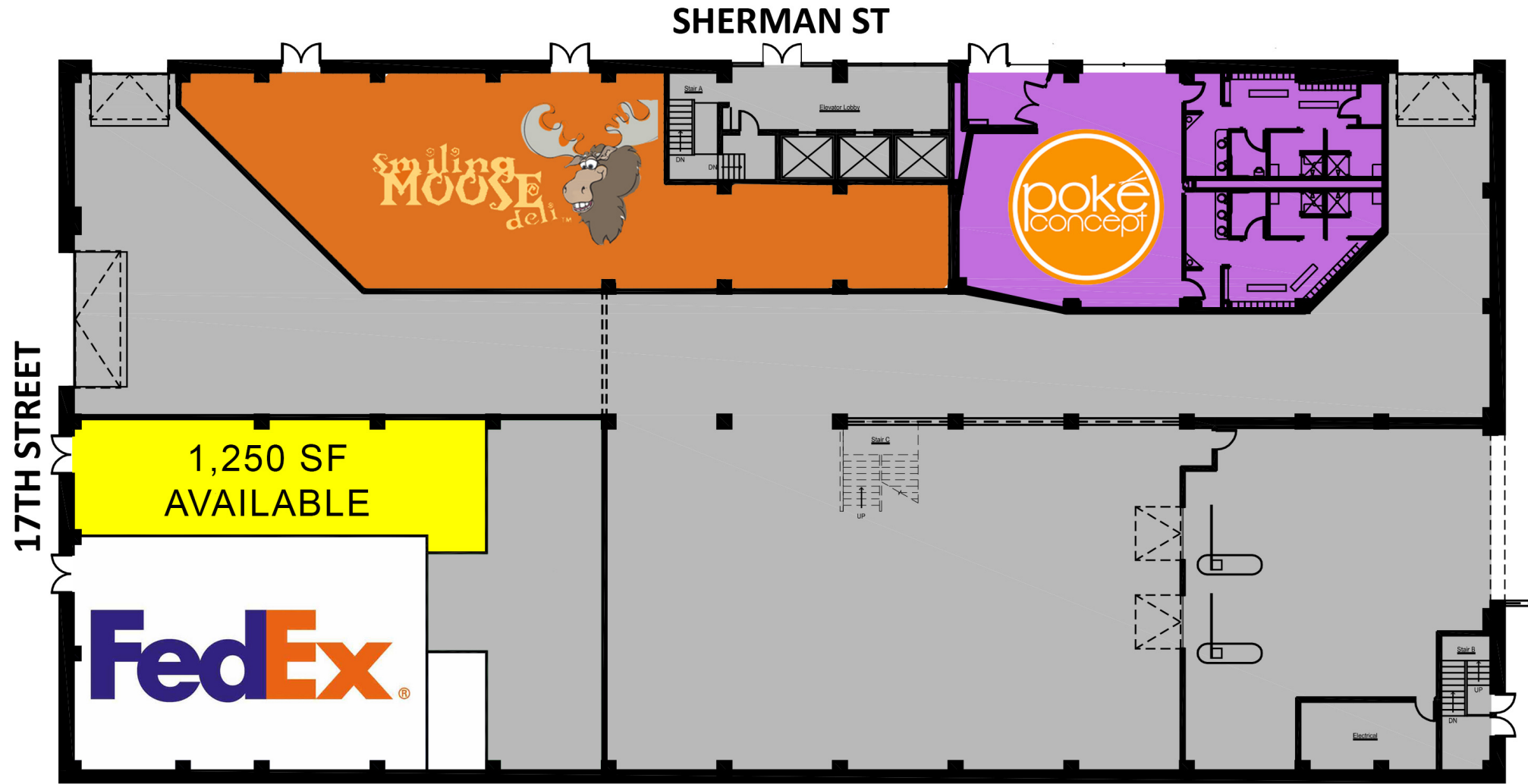
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UPTOWN DENVER RETAIL

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DEMOGRAPHICS

POPULATION

	¼ Mile:	½ Mile:	1 Mile:
	2,747	10,670	45,235

DAYTIME POPULATION

	¼ Mile:	½ Mile:	1 Mile:
	14,903	48,595	133,393

HOUSEHOLDS

	¼ Mile:	½ Mile:	1 Mile:
	1,963	7,320	29,845

AVG. HH INCOME

	¼ Mile:	½ Mile:	1 Mile:
	\$49,455	\$57,736	\$60,612

AVG. DAILY TRAFFIC

	E 17th Ave east at Sherman St	19,825 VPD
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