

17TH & ARAPAHOE

1001 17th Street, Denver, CO 80202

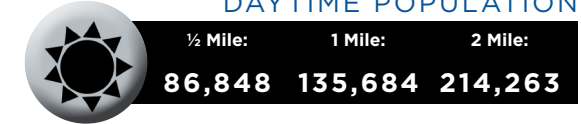


DEMOGRAPHICS

POPULATION



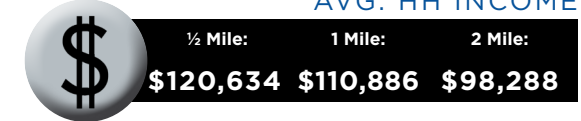
DAYTIME POPULATION



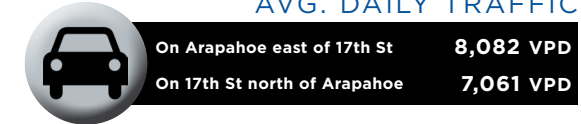
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



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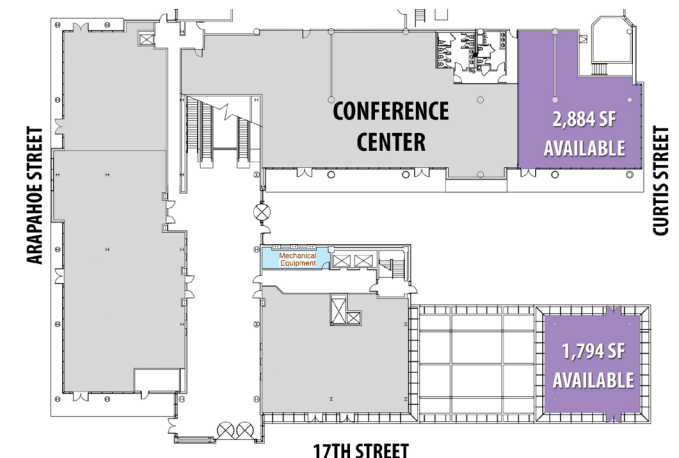
CROSBIE

REALESTATE

GROUP

PROPERTY OVERVIEW:

- 1,794 SF & 2,884 SF available for lease
- Patio / outdoor seating available
- High profile Downtown Denver location
- Heavy business traffic
- Hard corner location



17TH & ARAPAHOE

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EMPLOYEES within 1/2 MILE
86,848

BUSINESSES within 1/2 MILE
3,199

- Recently Completed
- Under Construction
- Planned / Proposed

AURARIA CAMPUS
38,000+ Students

SITE

Disclosure Agreement