# LoDo RETAIL/OFFICE SPACE AVAILABLE

## 1529 Market Street, Denver, Colorado

## DEMOGRAPHICS

**POPULATION**

| | |
|---|---|
| 1/2 Mile: | 12,238 |
| 1 Mile: | 34,964 |
| 2 Mile: | 131,096 |

**EMPLOYEES**

| | |
|---|---|
| 1/2 Mile: | 70,096 |
| 1 Mile: | 117,771 |
| 2 Mile: | 206,507 |

**AVG. HH INCOME**

| | |
|---|---|
| 1/2 Mile: | $139,689 |
| 1 Mile: | $122,524 |
| 2 Mile: | $104,743 |

**HOUSEHOLDS**

| | |
|---|---|
| 1/2 Mile: | 8,393 |
| 1 Mile: | 21,874 |
| 2 Mile: | 72,722 |

**TRAFFIC COUNTS**

Market n/e of Speer: **16,876 vpd**

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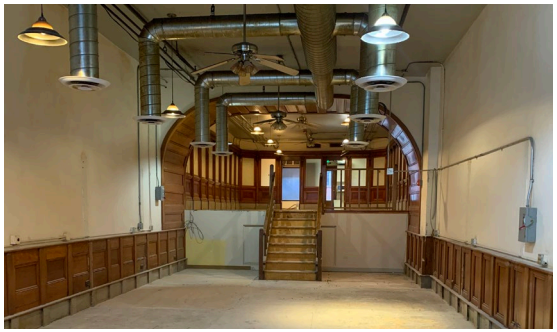
CROSBIE REAL ESTATE GROUP

## PROPERTY OVERVIEW:

- 2,649 SF retail space available now
- First floor retail / office
- Former tanning salon
- Unique awning / signage opportunity
- Neighboring tenants include Qdoba, STK Steakhouse, P.F. Changs



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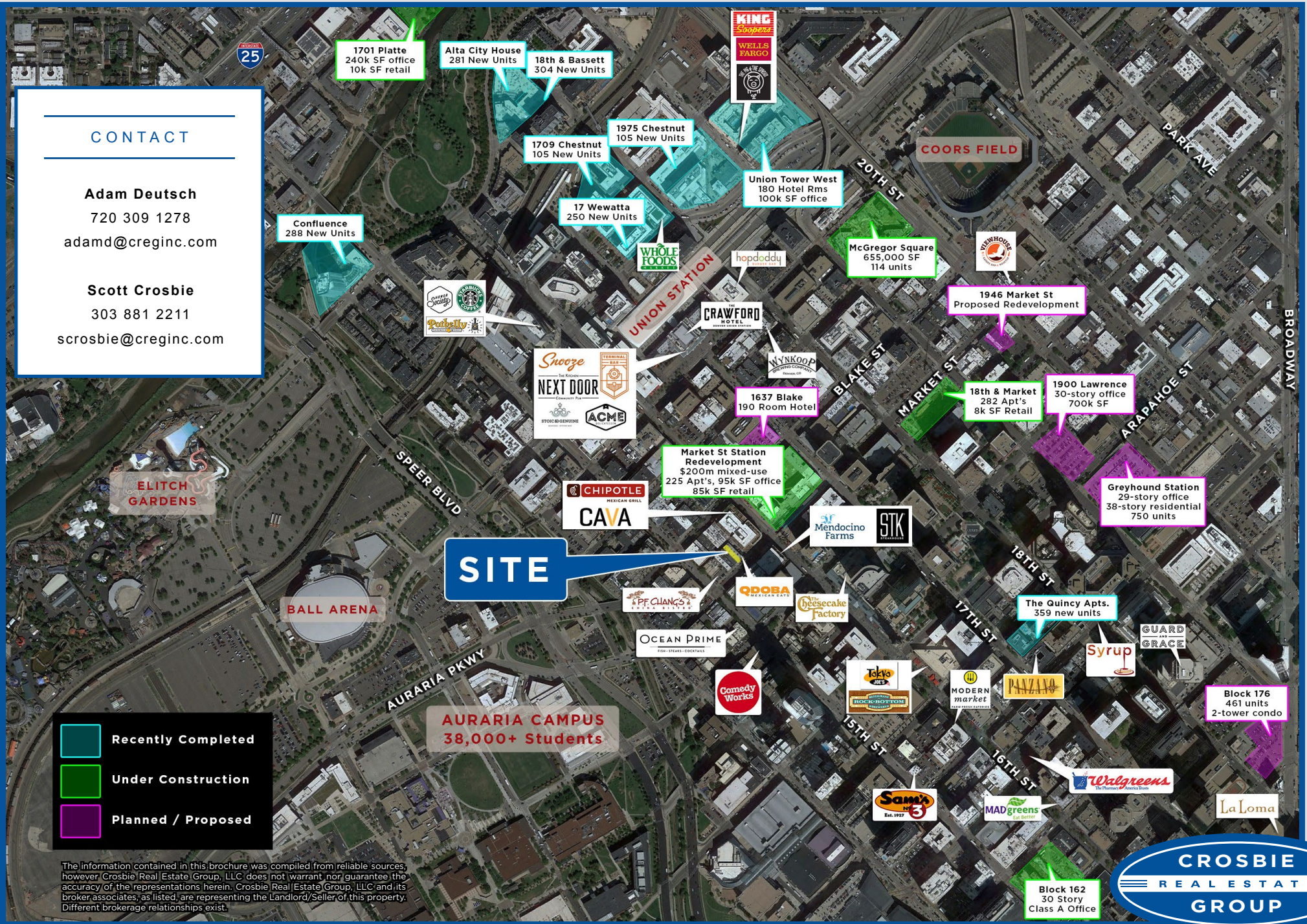



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