

NOW LEASING

3300
1ST AVE

RETAIL
AVAILABLE



2795 Speer Blvd #10
Denver, CO
80211

Scott Crosbie
scrosbie@creginc.com
303 881 2211

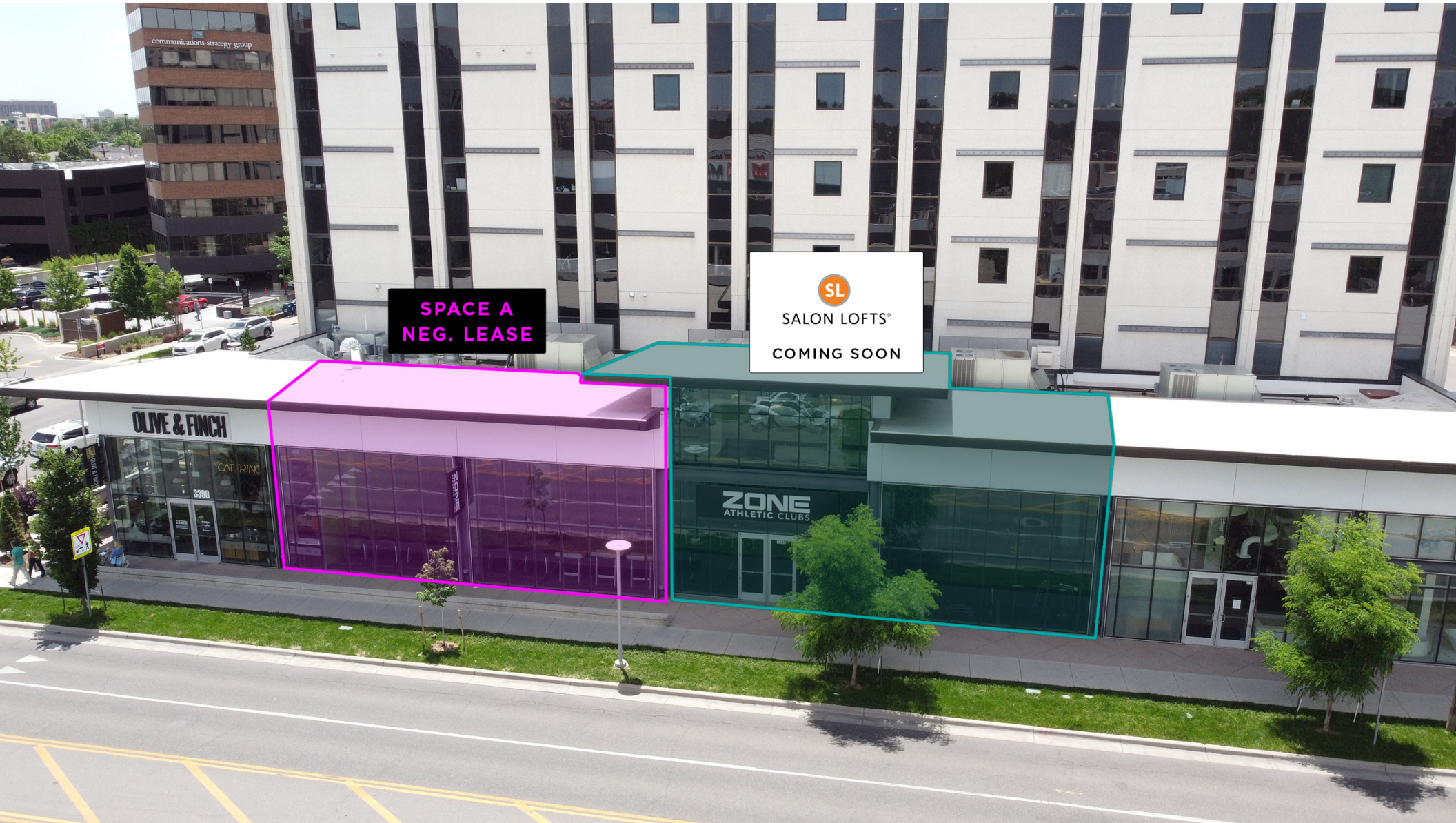
Forrest Hunt
fhunt@creginc.com
303 597 6500

PROPERTY OVERVIEW

- Showroom retail
- Larger glass storefront façade
- Excellent visibility to 1st Avenue
- High end shopping trade area

PROPERTY SPECIFICS

- 108 Shared Parking Spaces
 - Lower Level Available
- 1,325 RSF - 13,935 RSF



KOHLER Signature Store
by Facets of Cherry Creek



SALON LOFTS®
COMING SOON

**NEG.
LEASE**



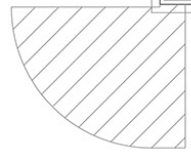
OLIVE & FINCH
EATERY • BAKERY • MARKET

LOBBY

Gas Meters

ELEV-#3
ELEV-#2
ELEV-#1

UP





3300
1ST AVE

PARKING & SIGNAGE



**108 Dedicated
Parking Spaces**
Garage Entrance

**RETAIL
AVAILABLE**



OLIVE & FINCH
EATERY • BAKERY • MARKET

As a proven destination for world-class shopping, dining and entertainment, Cherry Creek attracts high-end and unique retailers and restaurants

CHERRY CREEK



RESIDENTIAL UNITS

270%

INCREASE IN
RESIDENCES FROM 2010



HOTEL ROOMS

300+%

INCREASE IN
ROOMS SINCE 2010



TOTAL RETAIL SPACE

33%

INCREASE IN SQUARE FEET
OF SPACE FROM 2010



TOTAL OFFICE SPACE

25%

INCREASE IN SQUARE FEET
OF OFFICE FROM 2010

Source: Cherry Creek Area Business Alliance

WALK SCORE

96

BIKE SCORE

85

“Walker’s Paradise” “Very Bikeable”



DEMOGRAPHICS



POPULATION

1 MILE	2 MILE	3 MILE
17,959	108,443	223,288



HOUSEHOLDS

1 MILE	2 MILE	3 MILE
9,855	61,714	120,715



AVG. HH INCOME

1 MILE	2 MILE	3 MILE
\$184,967	\$122,575	\$114,766



DAYTIME POP.

1 MILE	2 MILE	3 MILE
16,514	58,515	181,074



www.creginc.com

303 398 2111

LISTING BROKERS

Scott Crosbie

303 881 2211

scrosbie@creginc.com

Forrest Hunt

303 597 6500

fhunt@creginc.com

Disclosure
Agreement

