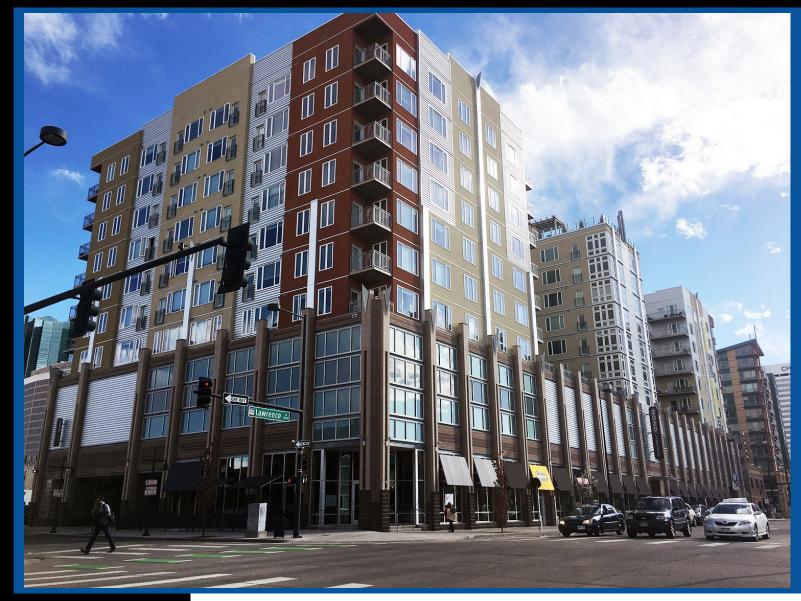
RETAIL SPACE FOR LEASE 2020 Lawrence Street, Denver, CO



For more information, contact:

Eli Boymel o. 720 287 6862 c. 303 506 4094 eboymel@creginc.com

Rich Hobbs o. 720 287 6865 c. 303 594 4043 hobbs@creginc.com

CROSBIE REALESTATE GROUP

PROPERTY OVERVIEW:

- High profile mixed-use development with 2,100 SF retail space available
- Motivated ownership looking for an amenity to residential tower; lease rate not driving factor

FEATURES:

- Located in the booming Ballpark neighborhood with 45,000 residents in the immediate trade area
- 10 story apartment building with 231 units; LEED-Gold Certified

5 on

awrence

- More than 134,000 employees in a 1 mile radius
- Strong traffic & foot traffic
- Great visibility

2795 SPEER BLVD #10

DENVER, CO 80211

Lawrence Street

Max

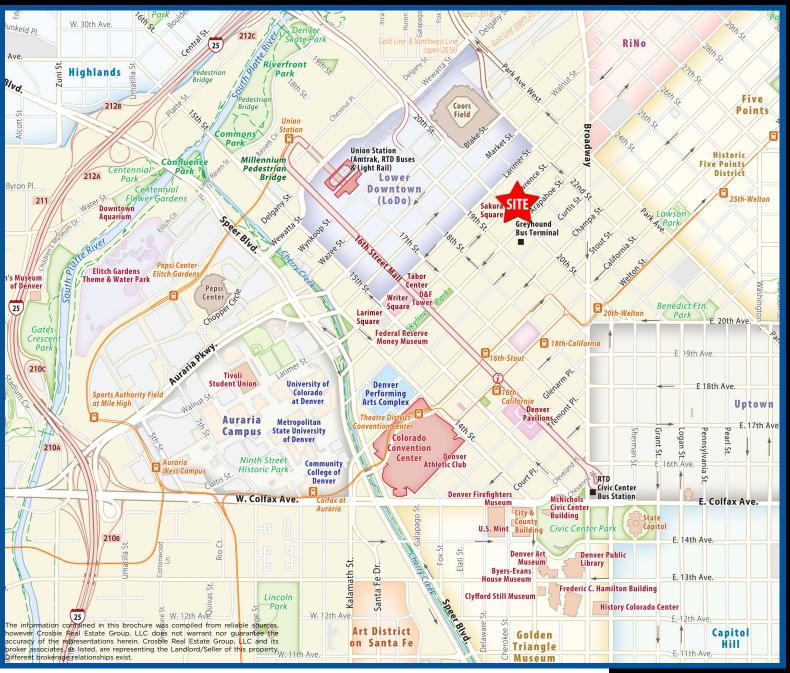
Market

WWW.CREGINC.COM

click to see virtual tour!



RETAIL SPACE FOR LEASE Lawrence Street & 20th Street, Denver, CO



DEMOGRAPHICS

	POPULATION						HOUSEHOLDS		
ÅÅ	¼ Mile:	½ Mile:	1 Mile:		1/4 Mile		1/2 Mile:	1 Mile:	
	4,079	12,755	44,949	:	2,67	1	7,821	27,422	
DAYTIME POPULATION							AVG. H	H INCOME	
	¼ Mile:	½ Mile:	1 Mile:		½ Mile	:	1/2 Mile:	1 Mile:	
	10,331	66,690	134,468		þ \$111,4	75 \$	5114,561	\$130,251	
AVG. DAILY TRAFFIC On 20th St NW of Lawrence St 22,284 VPD					Disclosure				
					Agreement				
								🖸 У in	
2795 SPE	ER BLVD #10) I DE	NVER, CO 80211	I	303.398.2111	1	www.ci	REGINC.COM	

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