

GOLDEN TRIANGLE OFFICE FOR SALE

226 W. 12th Avenue, Denver, CO 80202



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.

PROPERTY FEATURES:

- 4,723 SF available for sale
- Asking Price: \$1,160,000
- Former law office with two floors
- 6 dedicated parking spaces
- Accessible location with close proximity to Speer Boulevard, Colfax Avenue, and 6th Avenue
- Neighborhood amenities

Forrest Hunt

303 597 6500

fhunt@creginc.com

Scott Steputis

720 287 6868

step@creginc.com

View of Downtown Denver from Site



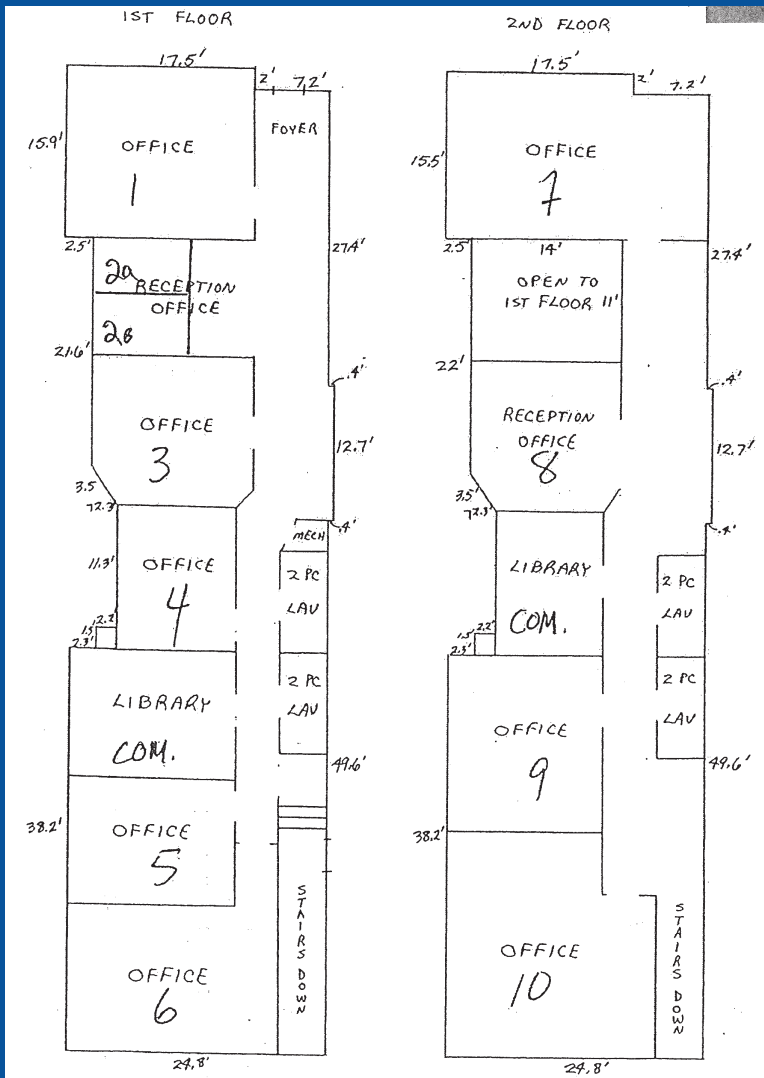
CROSBIE

REALESTATE

GROUP

GOLDEN TRIANGLE OFFICE FOR SALE

226 W. 12th Avenue, Denver, CO 80202



DEMOGRAPHICS

POPULATION



1/2 Mile	1 Mile	2 Mile
12,261	46,717	135,397

HOUSEHOLDS



1/2 Mile	1 Mile	2 Mile
7,629	29,144	81,268

AVG. HH INCOME



1/2 Mile	1 Mile	2 Mile
\$122,380	\$121,416	\$134,061

DAYTIME POPULATION



1/2 Mile	1 Mile	2 Mile
16,288	97,101	200,231

AVG. DAILY TRAFFIC



On Broadway at 12th	24,626 vpd
On Speer at 12th	45,772 vpd

BIKE / WALK SCORE



98/100	Biker's / Walker's Paradise
--------	-----------------------------



GOLDEN TRIANGLE OFFICE FOR SALE

226 W. 12th Avenue, Denver, CO 80202

