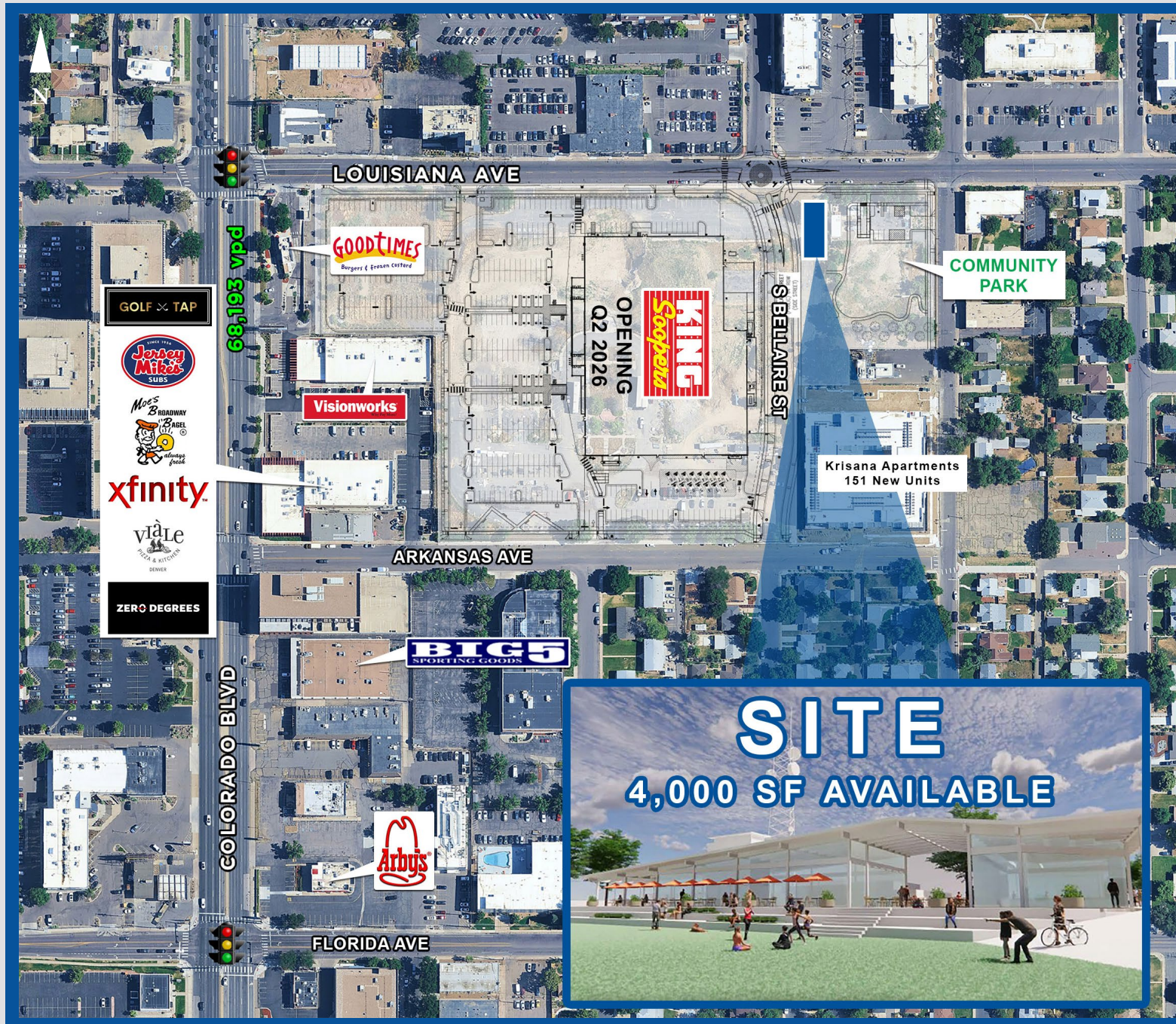


AVAILABLE FOR LEASE

NEIGHBORHOOD BREWERY & BEER GARDEN OPPORTUNITY

SWC Louisiana Avenue & S Bellaire Street, Denver, CO



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PROPERTY OVERVIEW

- Proposed 4,000 GSF building for lease - ideal space for brewery or beer garden
- Adjacent to New King Soopers development (opening Q2 2026)
- High traffic retail corridor
- Build to suit



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NEIGHBORHOOD BREWERY & BEER GARDEN OPPORTUNITY

SWC Louisiana Avenue & S Bellaire Street, Denver, CO

DEMOGRAPHICS

POPULATION



1 Mile:	22,578
2 Mile:	81,900
3 Mile:	186,429

EMPLOYEES



1 Mile:	23,359
2 Mile:	55,679
3 Mile:	98,823

HOUSEHOLDS



1 Mile:	11,974
2 Mile:	40,238
3 Mile:	92,959

AVG. HH INCOME



1 Mile:	\$126,743
2 Mile:	\$158,285
3 Mile:	\$163,820

TRAFFIC COUNTS



Co Blvd n/o Florida:	68,193 vpd
Louisiana e/o Co Blvd:	6,006 vpd



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