

SPEER BOULEVARD RETAIL SPACE

2795 Speer Boulevard, Denver, CO



DEMOGRAPHICS

POPULATION



1 Mile:	32,048
2 Mile:	121,388
3 Mile:	244,070

EMPLOYEES



1 Mile:	23,436
2 Mile:	155,936
3 Mile:	233,594

AVG. HH INCOME



1 Mile:	\$176,620
2 Mile:	\$159,086
3 Mile:	\$139,113

HOUSEHOLDS



1 Mile:	18,659
2 Mile:	62,736
3 Mile:	124,654

TRAFFIC COUNTS



Speer Blvd at Site:	29,810 vpd
I-25 at Speer Blvd:	249,846 vpd

PROPERTY OVERVIEW

- 1,800 SF Available for Lease
- Turn-Key Med Spa / Wellness Space
- 44 Retail Garage Parking Spaces
- Incredible Visibility
- NNNs: \$9.85 PSF



Forrest Hunt

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Positioned in the heart of Denver's rapidly evolving Jefferson Park neighborhood, 2795 Speer benefits from explosive residential and mixed-use growth, with immediate access to LoHi, Downtown Denver, and RiNo — three of the city's most dynamic urban districts.



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