SPEER BOULEVARD RETAIL SPACE

2795 Speer Boulevard, Denver, CO

PROPERTY OVERVIEW

- 2,100 SF Available for Lease
- Turn-Key Fitness Studio
- 44 Retail Garage Parking Spaces
- Incredible Visibility
- NNNs: $9.85 PSF

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

Forrest Hunt

303 597 6500

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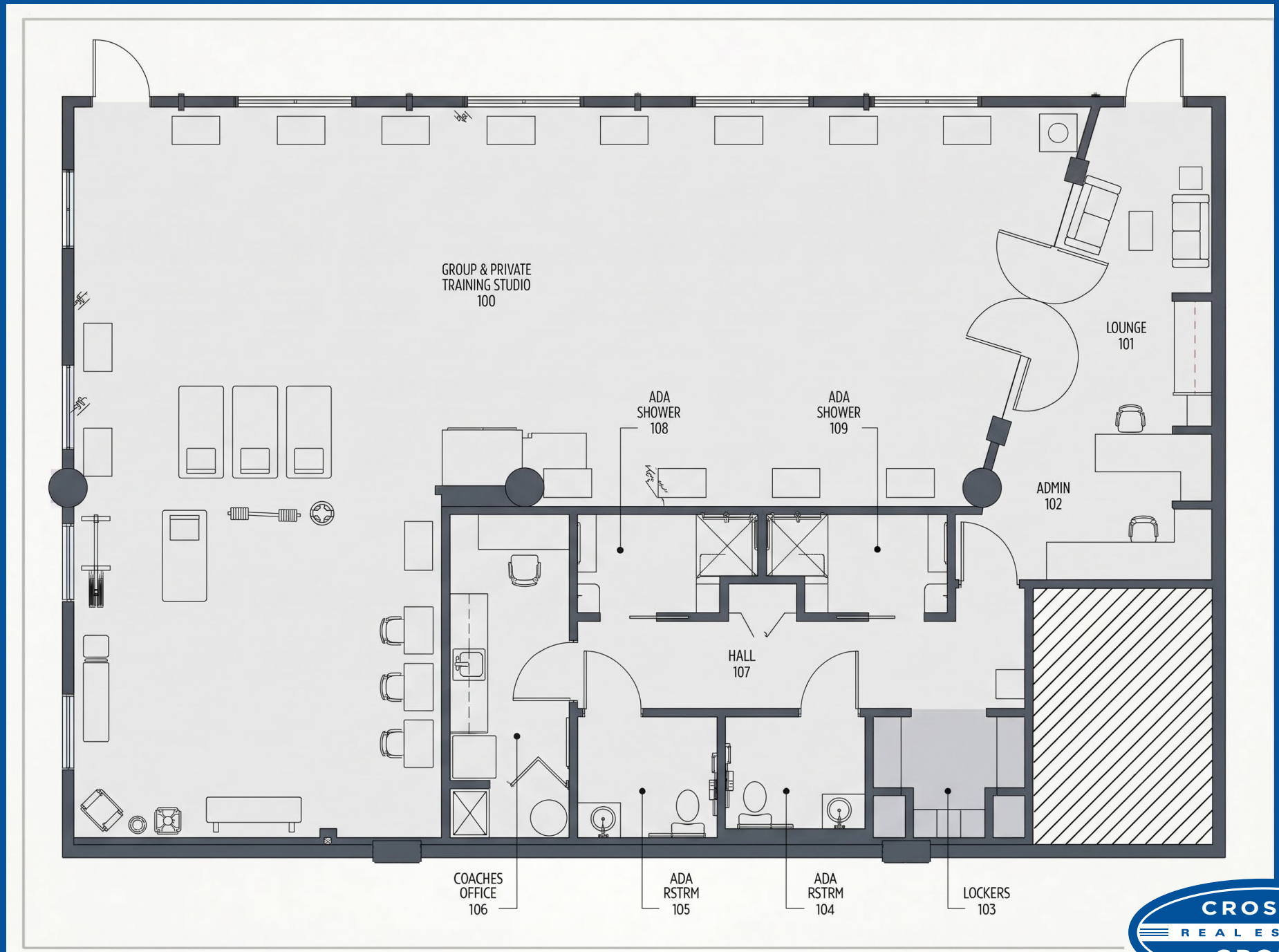

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