

1023
Santa Fe Dr.
Denver, CO

RETAIL/OFFICE SPACE
For Lease

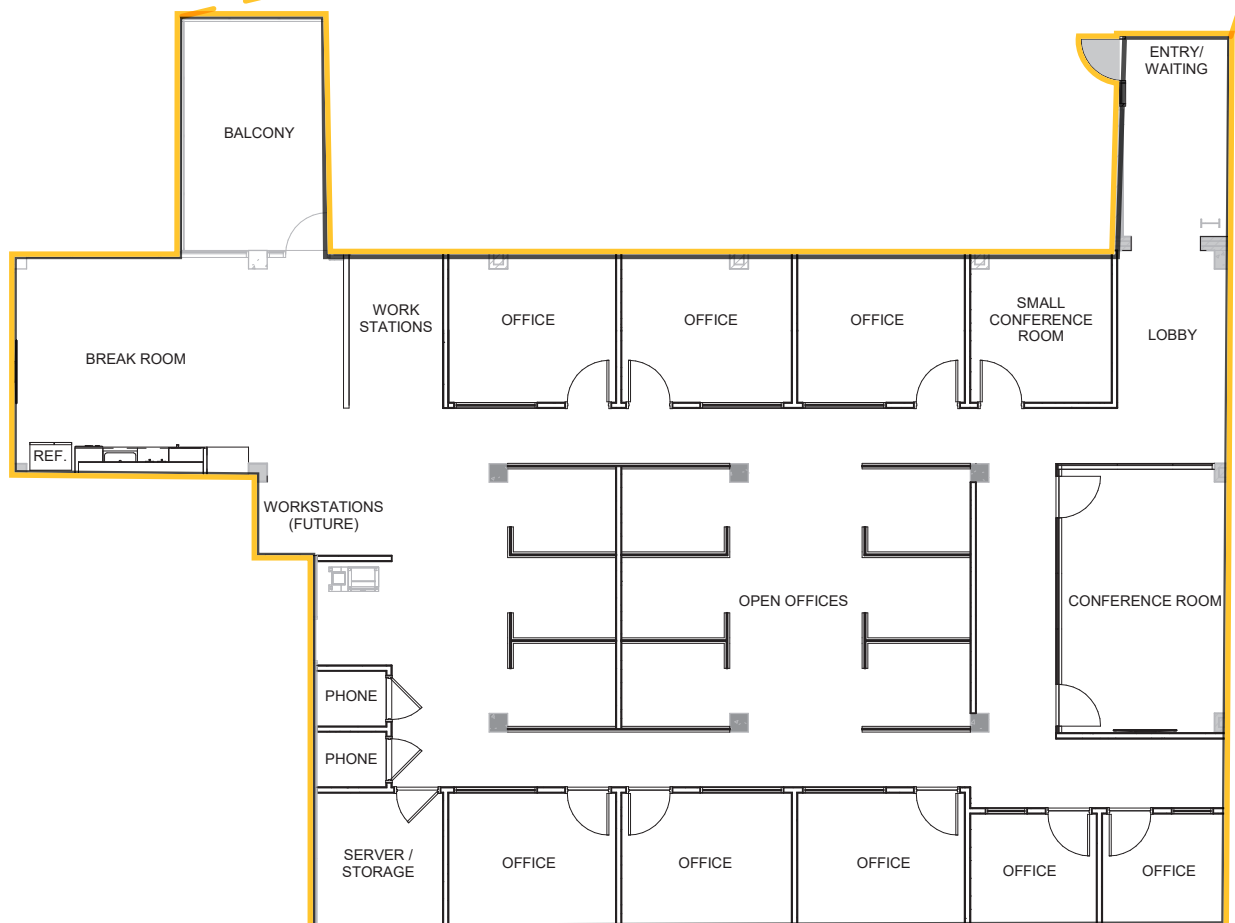
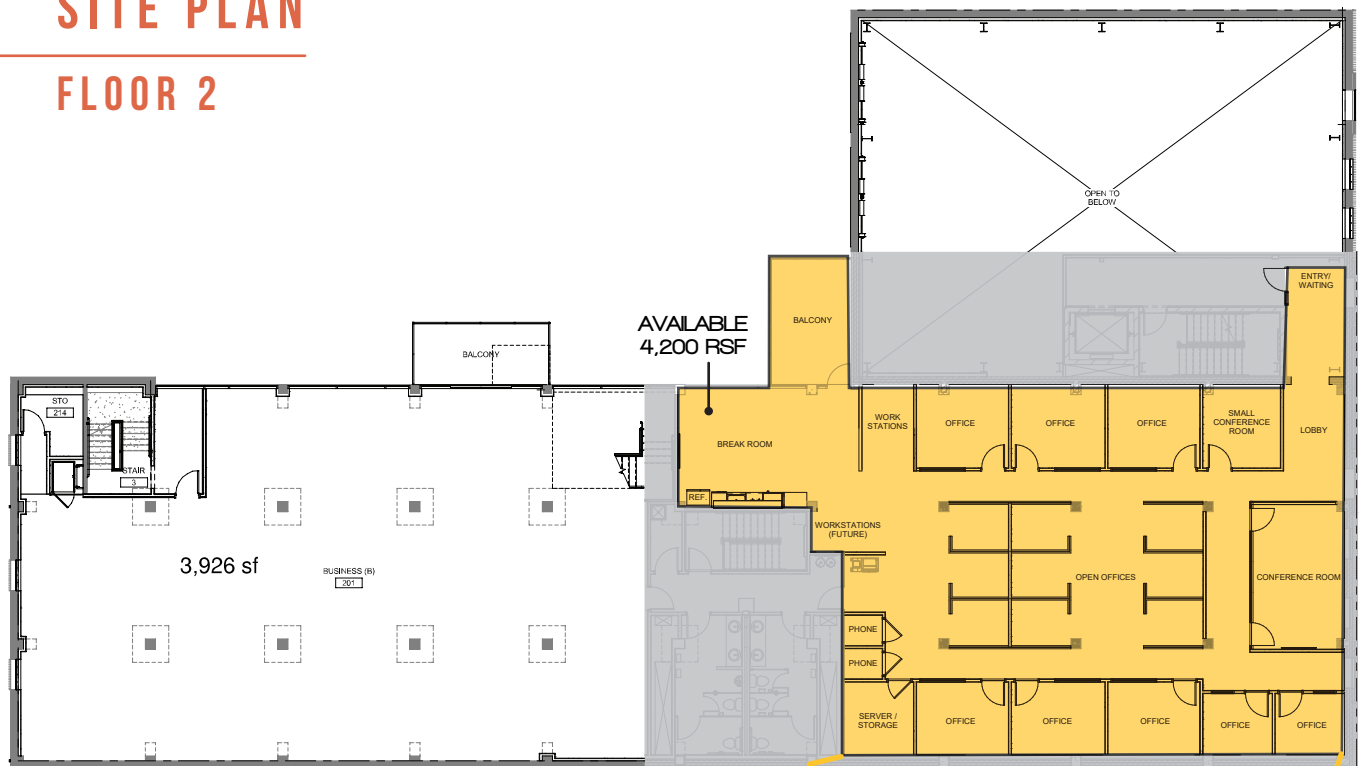
Colliers

TYLER RYON
+1 720 833 4612
TYLER.RYON@COLLIERS.COM

STEVE SERENYI
+1 303 283 4578
STEVE.SERENYI@COLLIERS.COM

SITE PLAN

FLOOR 2



PROPERTY INFORMATION

PRICE	\$22.50/RSF
NNN EXPENSES	\$11.06/RSF
SF	4,200
PARKING RATIO	1.8:1,000 (53 SPACES)
ZONING	C-MS-5

UNIT	RSF	BASE RENT
2B	4,200	\$22.50/RSF



HIGHLIGHTS

- IN THE HEART OF DENVER'S ART DISTRICT ON SANTA FE
- GREAT NATURAL LIGHT
- LOCAL OWNERSHIP
- OFF-STREET PARKING INCLUDED
- EXPOSURE TO OVER 13,101 VPD ON SANTA FE
- 12,534 MULTIFAMILY DOORS WITH IN A 1 MILE RADIUS



TYLER RYON
+1 720 833 4612
TYLER.RYON@COLLIERS.COM

STEVE SERENYI
+1 303 283 4578
STEVE.SERENYI@COLLIERS.COM



1. ART DISTRICT ON SANTA FE APARTMENT PROJECT
2. HOLLAND SANTA FE PHASE II
3. SEC 12TH AVE. & DELAWARE ST. (SUMMIT CAPITAL VENTURE GROUP)
4. PARQ II (GREYSTAR)
5. BUCKHORN EXCHANGE
6. TACOS SELENE DENVER
7. CHUEY FU'S LATIN-ASIAN GRUB
8. SWIFT'S BREAKFAST HOUSE
9. RENEGADE BREWING COMPANY
10. MUSEO DE LAS AMERICAS
11. COLORADO BALLET
12. THE MONKEY BAR
13. TOWER AT SPEER (172 UNITS)
14. QUIN (208 UNITS)
15. MARIPOSA APARTMENTS (372 UNITS)

TOTAL BUSINESSES (1 MILE RADIUS)

NO. OF BUSINESSES	5,446
NO. OF EMPLOYEES	83,153
NO. EMPLOYEES/BUSINESS	15

*2023 ANNUAL SPENDING 1 MILE 3 MILES 5 MILES

TOTAL SPECIFIED CONSUMER SPENDING	\$393,421	\$4,117,720	\$7,947,941
-----------------------------------	-----------	-------------	-------------

*SOURCE: COSTAR 2023 ESTIMATES

Demographics*

POPULATION	1 MILE	3 MILES	5 MILES
2028 PROJECTION	25,622	261,457	523,286
2023 ESTIMATES	25,326	259,908	525,777
GROWTH 2010 - 2028	34.05%	28.02%	16.01%
* SOURCE: COSTAR 2023 ESTIMATES			
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 PROJECTION	15,237	131,150	241,184
2023 ESTIMATES	15,069	130,198	242,087
OWNER OCCUPIED	3,686	47,703	106,978
	24.46%	36.64%	44.19%
RENTER OCCUPIED	11,382	82,495	135,109
	75.54%	63.36%	55.81%
AVG. HH INCOME	\$81,074	\$104,277	\$104,913
*SOURCE: COSTAR 2023 ESTIMATES			

Traffic Counts*

SANTA FE DR. NORTH OF W. 9TH AVE.: 13,101+ VPD

*SOURCE: COSTAR 2023 ESTIMATES