

F O R L E A S E

22ND & WELTON

2100 WELTON STREET | DENVER, CO



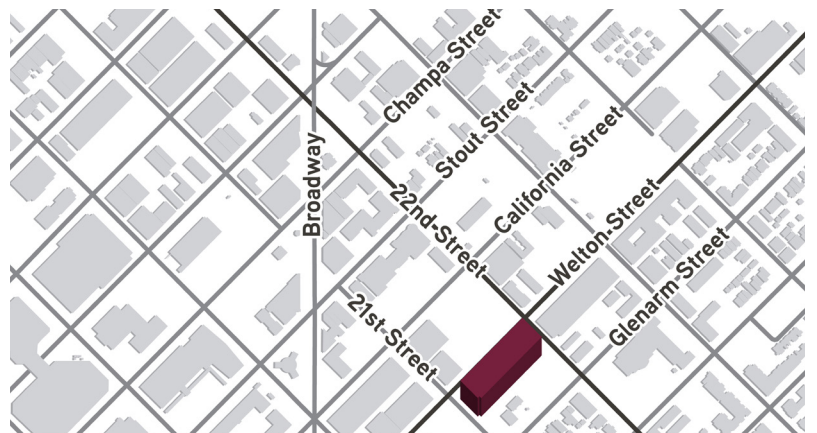
AVAILABLE: 3,815 SF (DIVISIBLE)

24 DEDICATED RETAIL PARKING SPACES

LARGE PATIO POTENTIAL

329 MULTI-FAMILY UNITS ABOVE

STRONG TI AVAILABLE



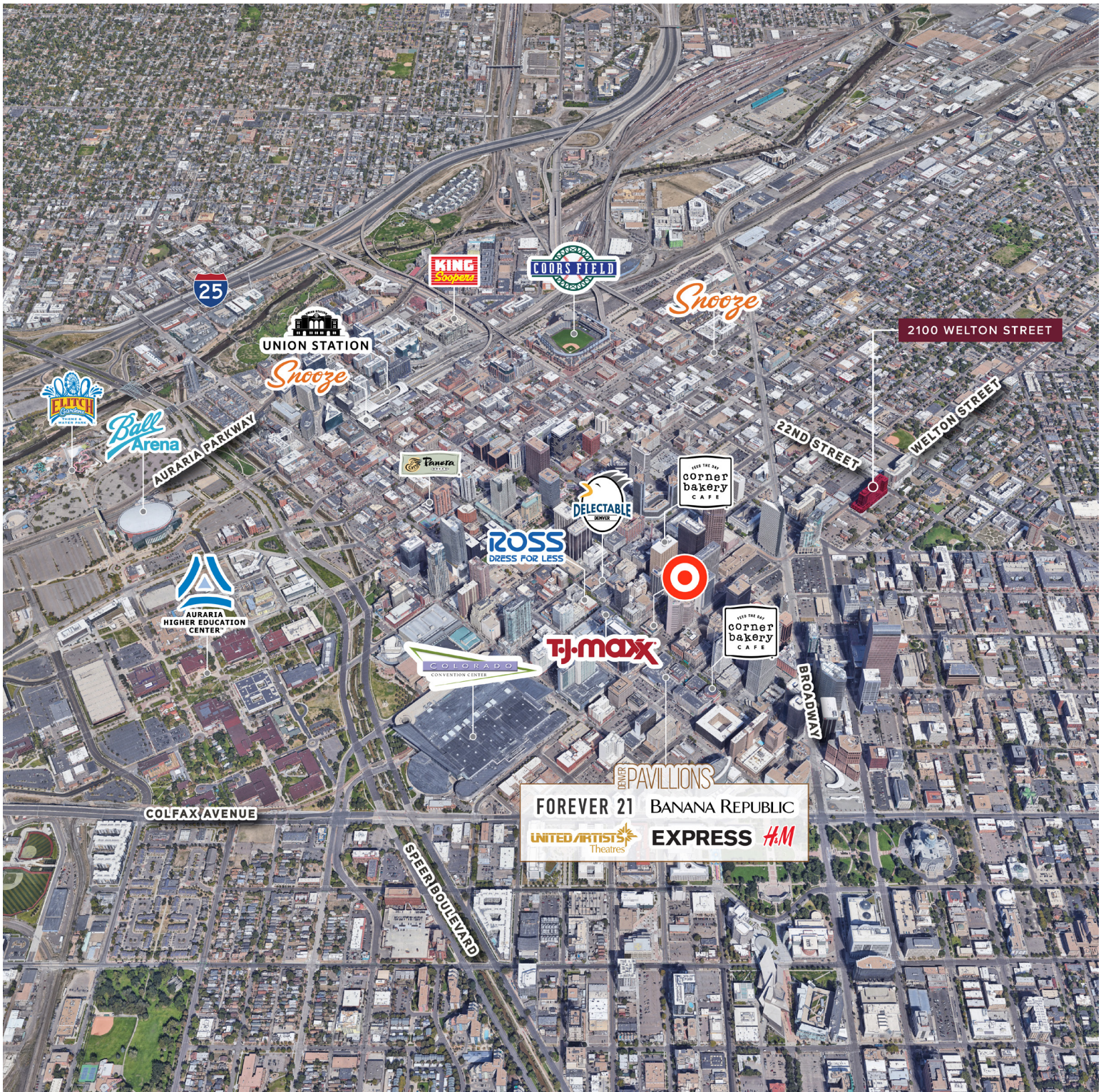
2100 WELTON STREET
DENVER, CO 80205

S I T E P L A N

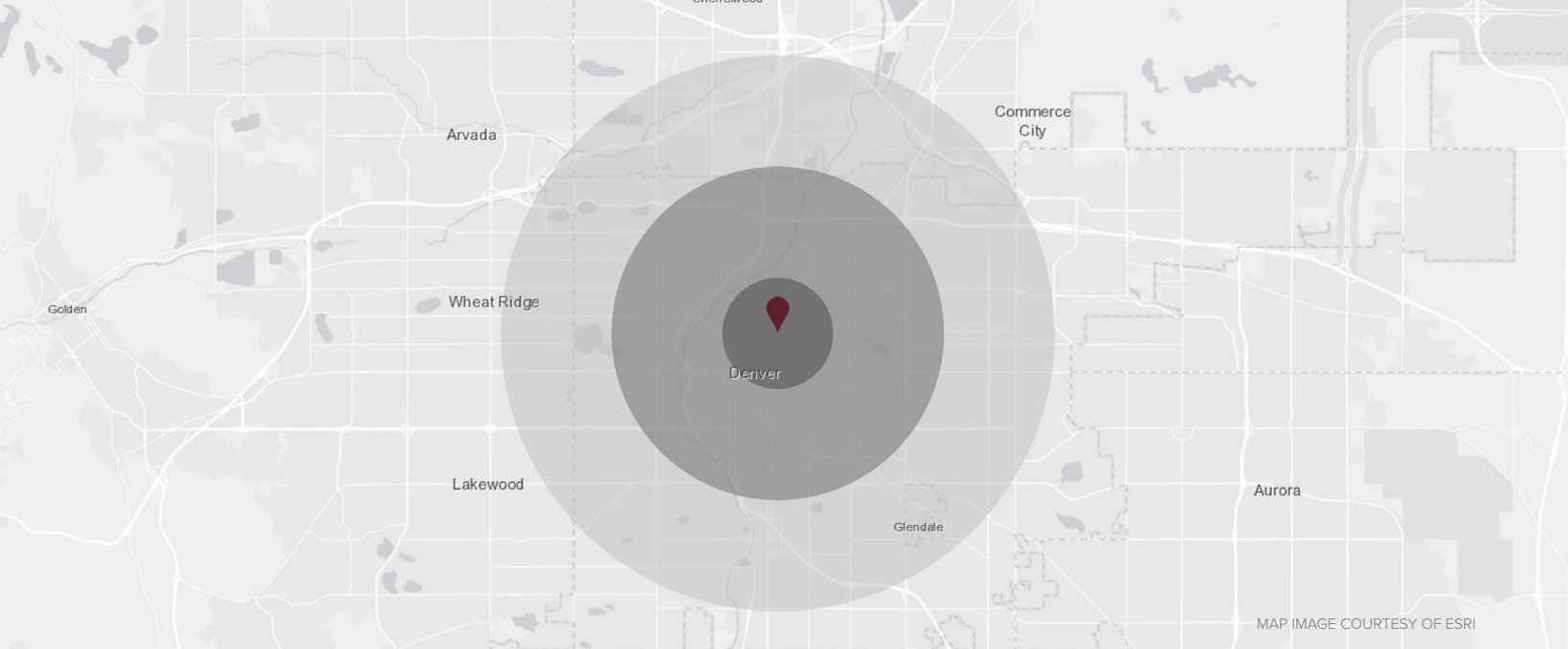


2100 WELTON STREET
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TRADE AREA



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DEMOGRAPHICS

COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	48,776	237,431	489,649
PROJECTED POPULATION IN 2027	51,960	251,734	511,913
AVERAGE HOUSEHOLD INCOME	\$116,014	\$124,953	\$124,272
DAYTIME POPULATION (EMPLOYEES)	138,272	272,309	403,420

SOURCE: ESRI 2023

TRAFFIC COUNTS

LOCATION	CARS/DAY
WELTON ST NORTHEAST OF PARK AVE	5,600
PARK AVE SOUTHWEST OF GLENARM ST	23,000
BROADWAY NORTH OF STOUT STREET	27,050
WELTON ST SOUTHWEST OF 20TH ST	5,082

SOURCE: ESRI 2019



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