

GOLDEN TRIANGLE OFFICE FOR SALE

226 W. 12th Avenue, Denver, CO 80202



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PROPERTY FEATURES:

- 4,723 SF available for sale
- Former law office with two floors
- 6 dedicated parking spaces
- Accessible location with close proximity to Speer Boulevard, Colfax Avenue, and 6th Avenue
- Neighborhood amenities

View of Downtown Denver from Site



Forrest Hunt

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REALESTATE
GROUP

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SITE

DEMOGRAPHICS

	1/2 Mile	1 Mile	2 Mile
POPULATION			
	12,261	46,717	135,397
HOUSEHOLDS			
	7,629	29,144	81,268
AVG. HH INCOME			
	\$122,380	\$121,416	\$134,061
DAYTIME POPULATION			
	16,288	97,101	200,231
AVG. DAILY TRAFFIC			
	On Broadway at 12th	24,626 vpd	
	On Speer at 12th	45,772 vpd	
BIKE / WALK SCORE			
	98/100	Biker's / Walker's Paradise	



COURT HOUSE

LIBRARY

ART MUSEUM

HISTORY MUSEUM

CUBA CUBA SANDWICHES

THE DRYDEN Under Construction 440 Units

EVANS SCHOOL Future Development 479 Units



METROPOLIS COFFEE COMPANY

CITIZEN Under Construction 389 Units



DENVER HEALTH Level One Care for ALL



noodles company
 CHIPOTLE MEXICAN GRILL
 tropical CAFE
 STARBUCKS