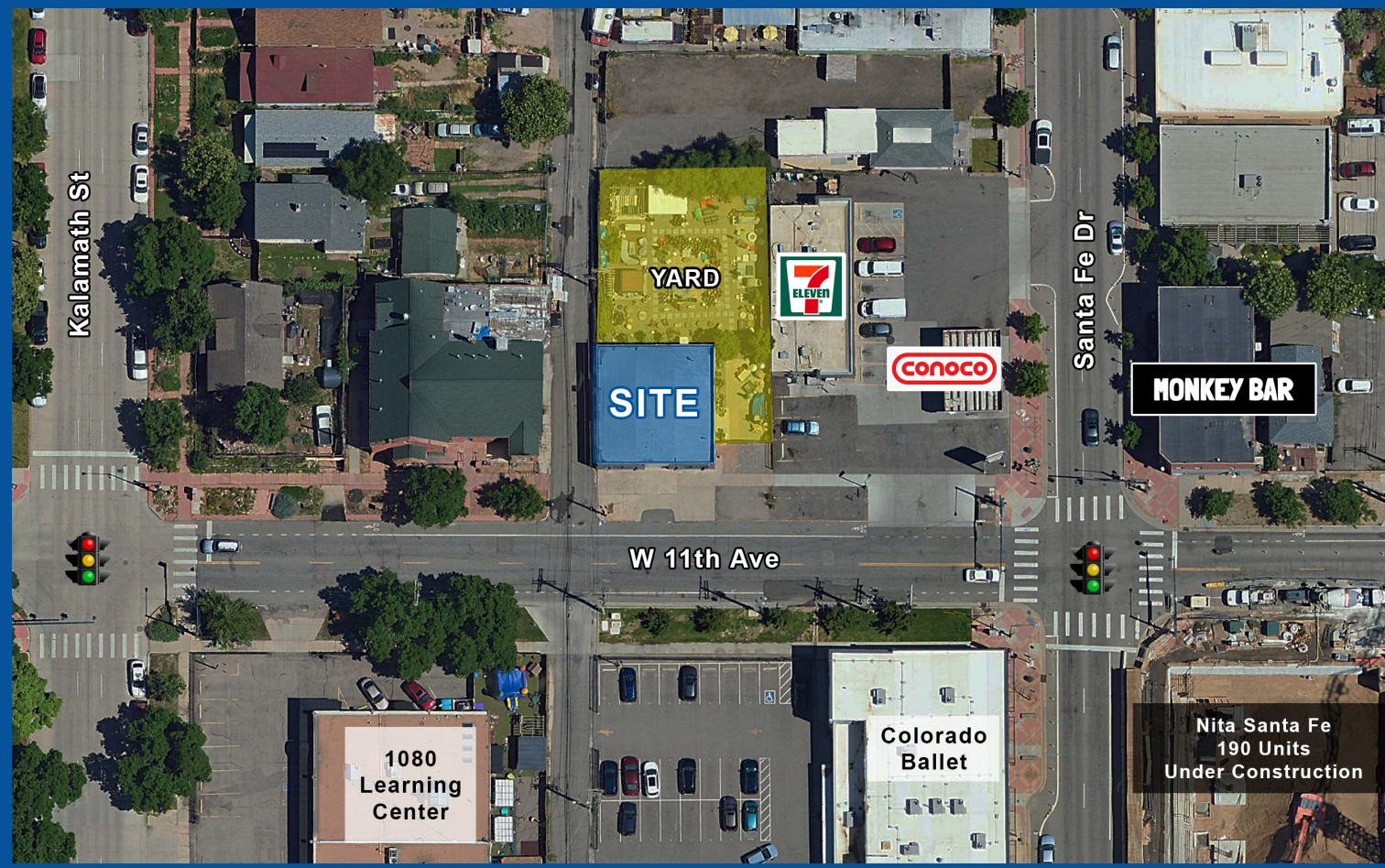


AVAILABLE FOR LEASE

FREE STANDING BUILDING WITH YARD

1101 Santa Fe Drive, Denver, Colorado 80204



DEMOGRAPHICS

POPULATION



0.5 Mile:	10,408
1 Mile:	28,515
2 Mile:	135,351

EMPLOYEES



0.5 Mile:	7,954
1 Mile:	67,956
2 Mile:	195,102

AVG. HH INCOME



0.5 Mile:	\$120,303
1 Mile:	\$132,249
2 Mile:	\$134,873

HOUSEHOLDS



0.5 Mile:	5,141
1 Mile:	16,748
2 Mile:	80,462

TRAFFIC COUNTS



Santa Fe n/o 11th:	10,289 vpd
11th e/o Santa Fe:	4,769 vpd
Speer Blvd at 11th:	44,803 vpd

CONTACT

Forrest Hunt

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Adam Deutsch

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PROPERTY OVERVIEW

- Free standing building with yard available for lease
- 2,500 SF building (50' x 50') plus yard space
- Adjacent drive way
- Santa Fe Art District location
- Rear 0.15 AC fenced yard
- Easy access to 6th Avenue, Colfax Avenue, Speer Boulevard, and I-25



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