

RETAIL / OFFICE / RESTAURANT SPACE

FOR LEASE

1,425 - 6,132 / 1,500 SF

LINCOLN TERRACE

501 LINCOLN STREET
DENVER, CO 80203



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



**NEW RETAIL / OFFICE / RESTAURANT SPACE AVAILABLE
ON MAIN THOROUGHFARE INTO DOWNTOWN DENVER**

SPECIFICATIONS

TOTAL COMMERCIAL SPACE 9,899 SF

- FEATURES - STRUCTURED PARKING - HIGH VISIBILITY - SIGNAGE AVAILABLE
- BUILD TO SUIT - GARAGE PARKING - GREASE TRAP - OUTDOOR SEATING

TRAFFIC COUNT

W. 6TH AVE - 33,893 VPD / LINCOLN ST - 29,715 VPD / N. BROADWAY - 38,118 VPD

DEMOGRAPHIC INFO

	1 MILE	3 MILE	5 MILE
POPULATION	36,716	193,421	482,884
HOUSEHOLDS	22,416	92,444	208,415
AVG HH INCOME	\$63,675	\$71,138	\$68,442

LOCATION



DEVELOPED BY:



JOHN LIVADITIS
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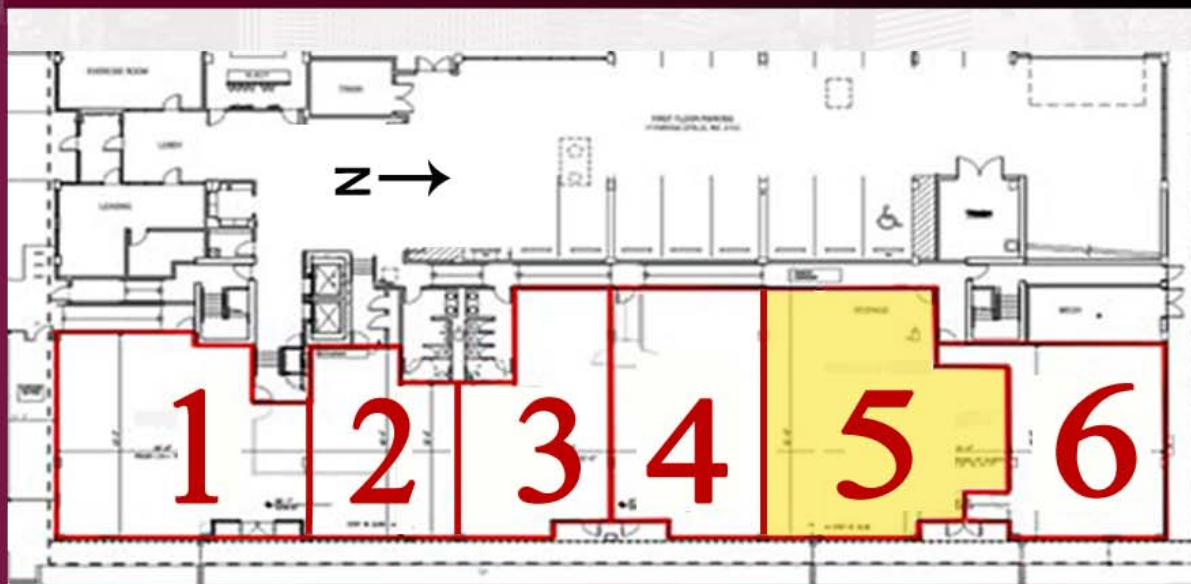


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1ST FLOOR PRIME RETAIL / OFFICE / RESTAURANT SPACE NEAR 6TH AVE AND LINCOLN. MINUTES FROM 6TH AVE, I-25, BROADWAY AND SPEER BLVD. OUTSTANDING DEMOGRAPHICS AND HIGH TRAFFIC COUNTS.

- **HIGH VISIBILITY WITH MORNING TRAFFIC INTO DOWNTOWN DENVER.**
- **STRUCTURED PARKING DEDICATED FOR RETAIL.**
- **GREASE TRAP AND 350 SF OF OUTDOOR SEATING AVAILABLE IN RESTAURANT SPACE.**

ADJACENT RETAIL



AVAILABILITY

UNIT #	SF
1	2,038 + 350 SF OUTDOOR SEATING
2	1,232 SF
3	1,437 SF
4	1,425 SF
5	ATA DENTAL CENTER
6	1,500 SF

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