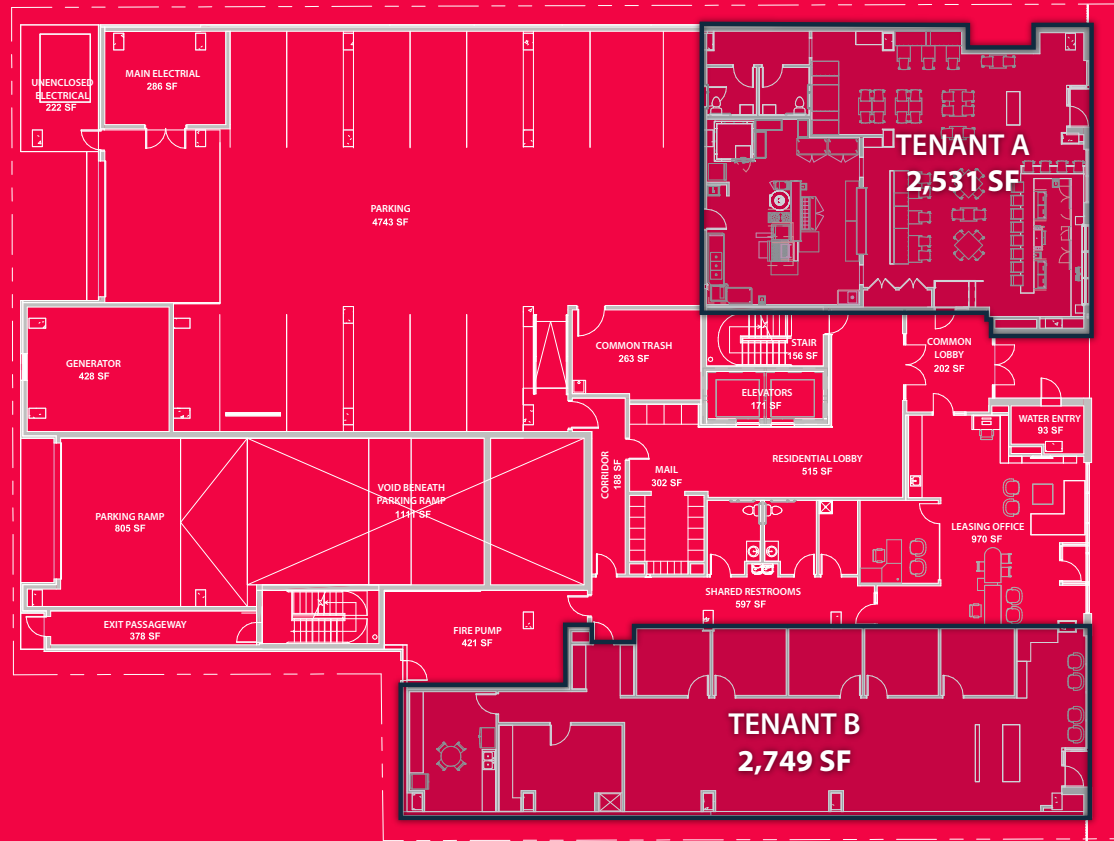


FLOOR PLAN



1225

SANTA FE DRIVE

DENVER, CO 80204



TRAFFIC COUNTS

**Santa Fe Dr. w/o 13th Ave.
Santa Fe Dr. e/o 13th Ave.**

**12,009 VPD
10,371 VPD**

MPSI 2022 Estimates

DEMOGRAPHICS



POPULATION

**1 Mile - 29,245
3 Miles - 259,053
5 Miles - 524,695**



HOUSEHOLDS

**1 Mile - 16,647
3 Miles - 135,587
5 Miles - 248,610**



AVERAGE HH INCOME

**1 Mile - \$108,483
3 Miles - \$127,571
5 Miles - \$124,852**

ESRI 2023 Estimates

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**RARE RETAIL OPPORTUNITIES
ALONG THE SANTA FE ARTS DISTRICT**

SITE INFO

AVAILABLE 2,531 SF & 2,749 SF

LEASE RATE Contact brokers

NNN \$14.00/SF (estimated)

HIGHLIGHTS Located on ground floor of 126 unit multi-family building

Restaurant infrastructure in place

Spaces are divisible

Approximately 3,800 residential units in a 4 block radius proposed, under construction and/or recently completed

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- 1. The River Mile**
62 Acres mixed-use development
- 2. Ball Arena Parking Lot**
55 Acres mixed-use development comprised of 4-5 million SF of retail, office, residential and open space
- 3. Kalaco Apartments**
7-story, 297 Multi-family units, 10k SF ground-floor retail (under construction)
- 4. Avalon Kanso Santa Fe**
7-story, 222 Multi-family units (proposed)
- 5. 1275 Santa Fe Drive**
8-story, 115 Multi-family units, 2,600 SF ground floor retail (under construction)
- 6. 7-Story Apartment Building**
110 Multi-family units, 5,000 SF ground floor retail (proposed)
- 7. Holland Santa Fe, Phase II**
8-story, 225 Multi-family units (under construction)
- 8. Nita Santa Fe**
5-story, 207 Multi-family units, 6,600 SF ground floor retail (under construction)
- 9. 1215 Elati Street**
23-story, 400 Multi-family units (under review)
- 10. The Finch**
5-story, 371 Multi-family units (recorded)
- 11. Emily Griffith Renovation**
250 room hotel + 3k SF meeting space (recorded)
- 12. 1320 Glenarm Place**
12-story, 300 room dual brand hotel (recorded)
- 13. Populus**
13-story, 297 room hotel (under construction)
- 14. 1201 Cherokee Street**
19-story, 172 Multi-family units, 4,700 SF ground floor retail (proposed)
- 15. Patten Gray**
13-story, 250 Multi-family units, 2,00 SF ground floor retail (under construction)
- 16. 11th & Cherokee**
23-story, 400 Multi-family units (proposed)
- 17. Modera Golden Triangle**
Two 16-story towers, 419 Multi-family units, ground floor retail and 2nd story office (under construction)
- 18. Evans West**
19-story, 420 Multi-family units with 6,700 SF ground floor retail (under construction)
- 19. Evans East**
17-story, 300 Multi-family units (under review)
- 20. 1200 Lincoln**
10-story, 194 Multi-family units, 3,500 SF ground floor retail (recorded)

BROKERAGE DISCLOSURE



Represents approximately 3,800 residential units proposed, under construction and/or recently completed

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