

RETAIL FOR LEASE OR SALE



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One Lincoln Park 201 Lincoln Street, Units A & D Denver, Colorado 80202

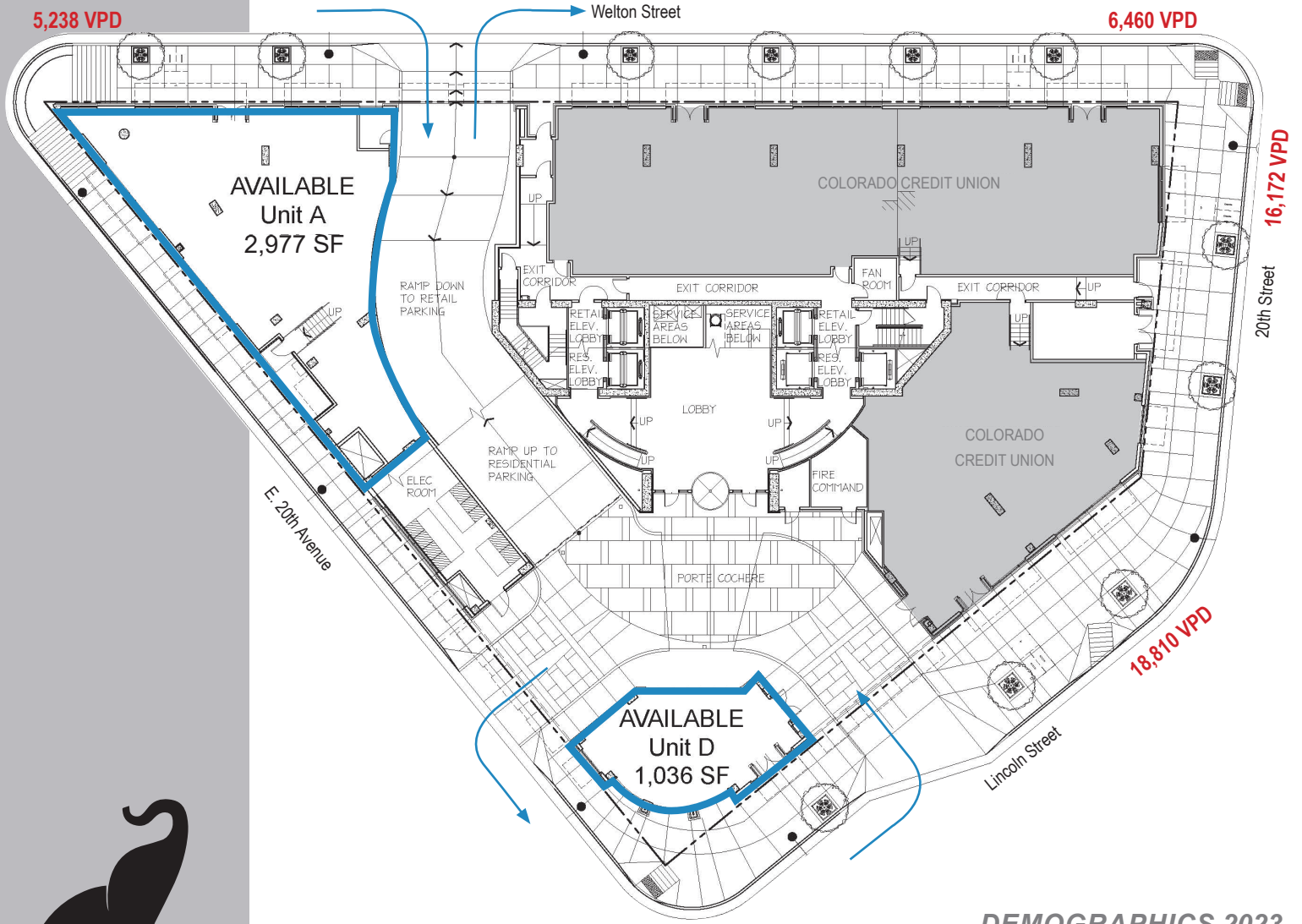
- One Lincoln Park is a 32-story, luxury residential condominium project with 186 condos and three ground floor retail spaces
- Located at the center of a high-traffic intersection that connects Downtown Denver with the Five Points, Uptown, and RiNo neighborhoods
- **Directly across from 20th & Welton Light Rail Station**
- Anchor Tenant: Colorado Credit Union
- **High-level of security around property with credit union presence benefiting tenants, patrons, and the property**
- On-street, surface, and garage parking is available for tenants and patrons
- On-site fitness center, clubhouse, spa, and covered heated parking available for retail tenant's use
- Both spaces are located on a corner, with exposure to Welton Street, 20th Street, Lincoln Street or E. 20th Avenue

	Space SF	Condition	Status	Rental Rate	OpEx (2023)
Unit A	2,977 SF	White Box w/ finished restrooms	Vacant	\$26.00/SF NNN	\$13.40/SF
Unit D	1,035 SF	Build-out suitable for service or office tenant	Vacant	\$28.00/SF NNN	\$13.02/SF

***Contact Broker for Sale Price of each Unit**

TWO GROUND FLOOR SPACES

RTD 20th & Welton Station

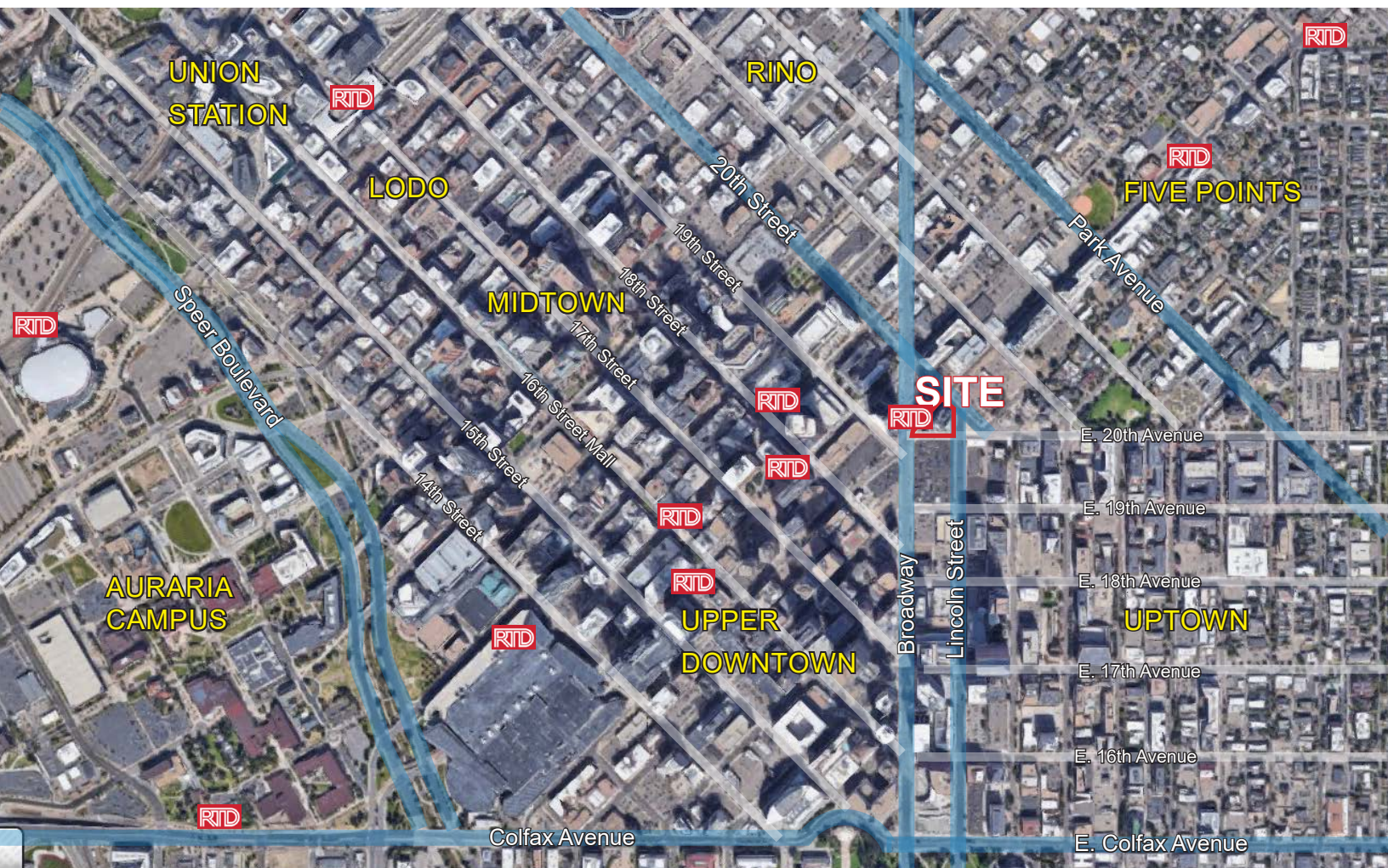


DEMOGRAPHICS 2023

	1 Mile	3 Mile	5 Mile
Population	49,406	242,493	483,937
Median Age	37.2	36.9	36.7
Total Households	31,181	125,518	224,738
Average HH Income	\$97,962	\$106,463	\$106,813
Daytime Employment	126,848	250,155	375,624

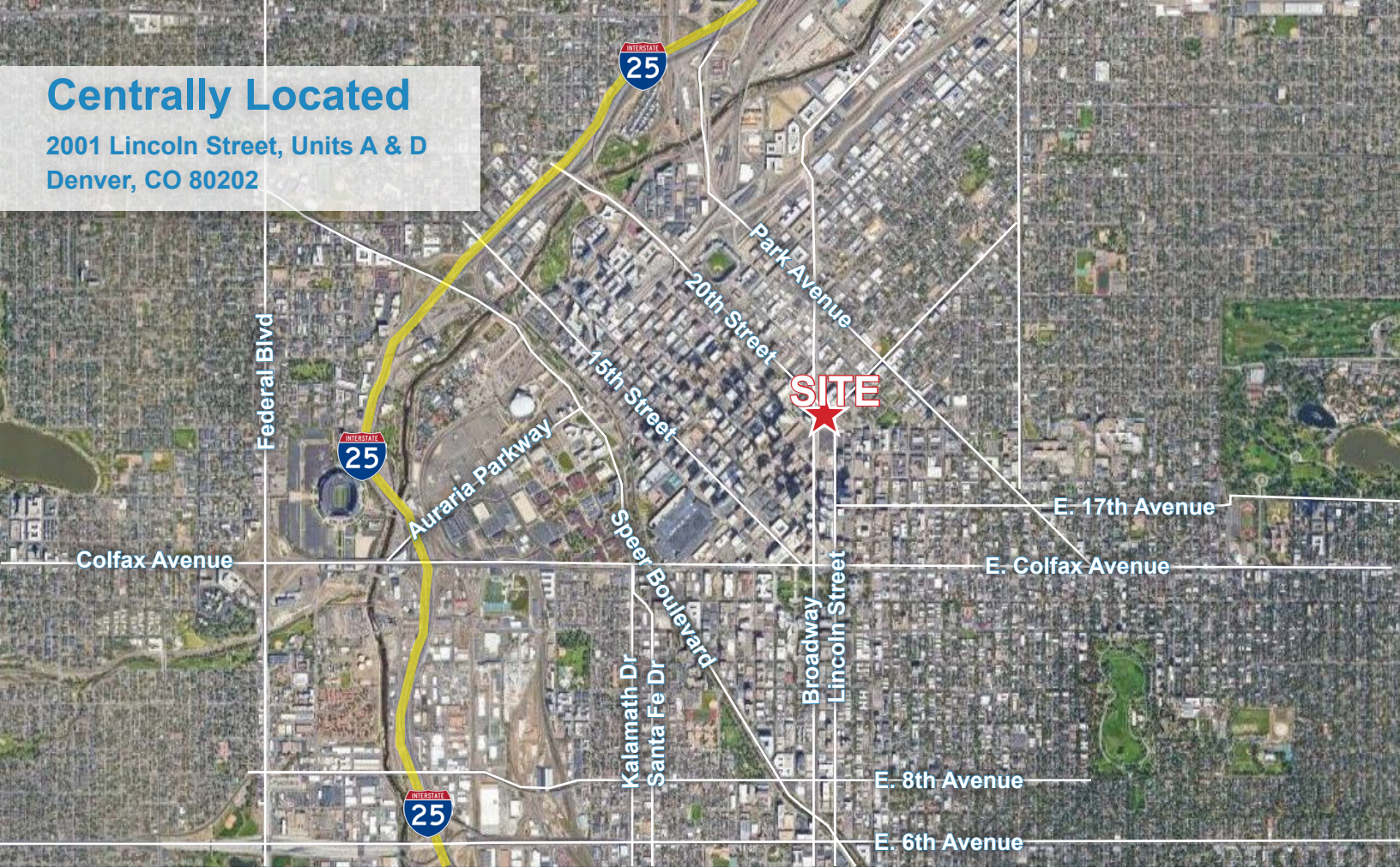


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Centrally Located

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Denver, CO 80202



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