

1776

CURTIS ST #150

DENVER, CO 80202

\$2,260 PER MONTH (NNN)

LEASE RATE



SUBLEASE: 904 SF

EXPIRES MAY 2028

EASY ENTREES  
*By Silver Spoons*

UNIT 150

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 **UNIQUE**  
PROPERTIES

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400 S. Broadway | Denver, CO 80209

# PROPERTY HIGHLIGHTS

Address	1776 Curtis St #150
City, State, Zip	Denver, CO 80202
Lease Rate	\$2,260 per month (NNN)
NNN's estimate	\$9.40/ SF
Unit 150 Size	904 SF
Total Building Size	309,543 SF
Parking	Street + Guest parking in Garage
Year Built	2016

## PROPERTY DESCRIPTION

Small retail space located in the heart of Downtown Denver featuring direct street-level access, steady pedestrian traffic, and excellent visibility to 17th Street and Curtis Street. Ideal for boutique retail, service, or office users seeking a central urban location.

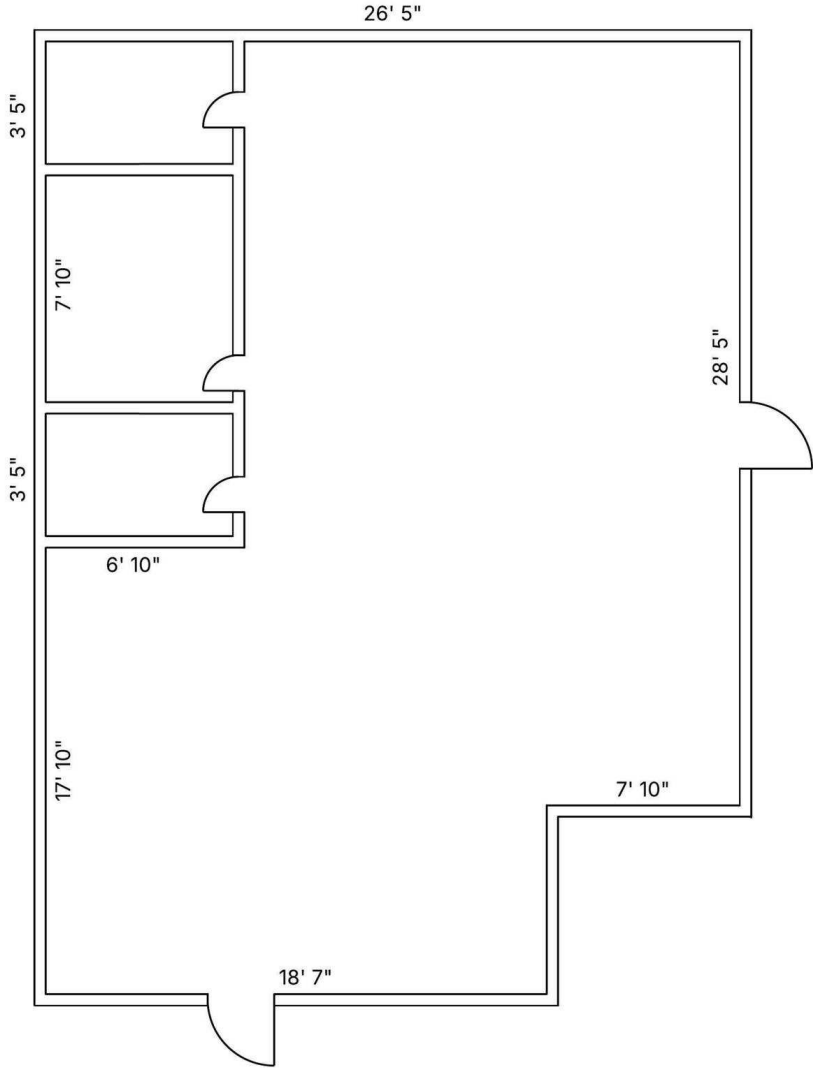
- Coolers available for lease or purchase
- Private restroom
- Located in The Quincy Apartments
- 359 residential units with 8.1% vacancy



# LOCATION MAP



# FLOOR PLANS



\*\*\* Measurements are approximate. Need to be confirmed.

# WHY DENVER?

## Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

# #1

Best State  
Economy  
U.S. News

# #2

Best Place  
to Live  
U.S. News

# #3

Fastest Growing  
State This Decade  
U.S. Census

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