

STEELE CREEK RETAIL

58 Steele St.
Denver, CO

FOR LEASE



PRIME RETAIL IN CHERRY CREEK NORTH

Property Overview

- Prime street-level retail space on the ground floor of the 218 unit Steele Creek luxury apartment building
- Highly visible location proximate to Cherry Creek Mall and Cherry Creek North Shopping District, offering exposure to more than 40,000 vehicles/day
- 7 dedicated retail parking spaces
- Other tenants: Drybar, Purluxe Beauty Bar, Matsuhisa, Steinway & Sons



Property Facts

Availability	2,266 SF
Total Retail	17,054 SF
Year Built	2015
Taxes/Expenses	\$16.95/SF (Estimate)

NAI Shames Makovsky

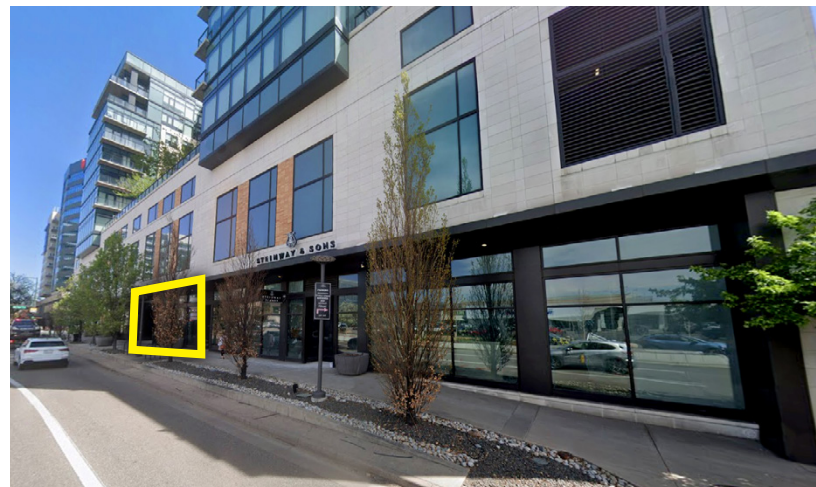
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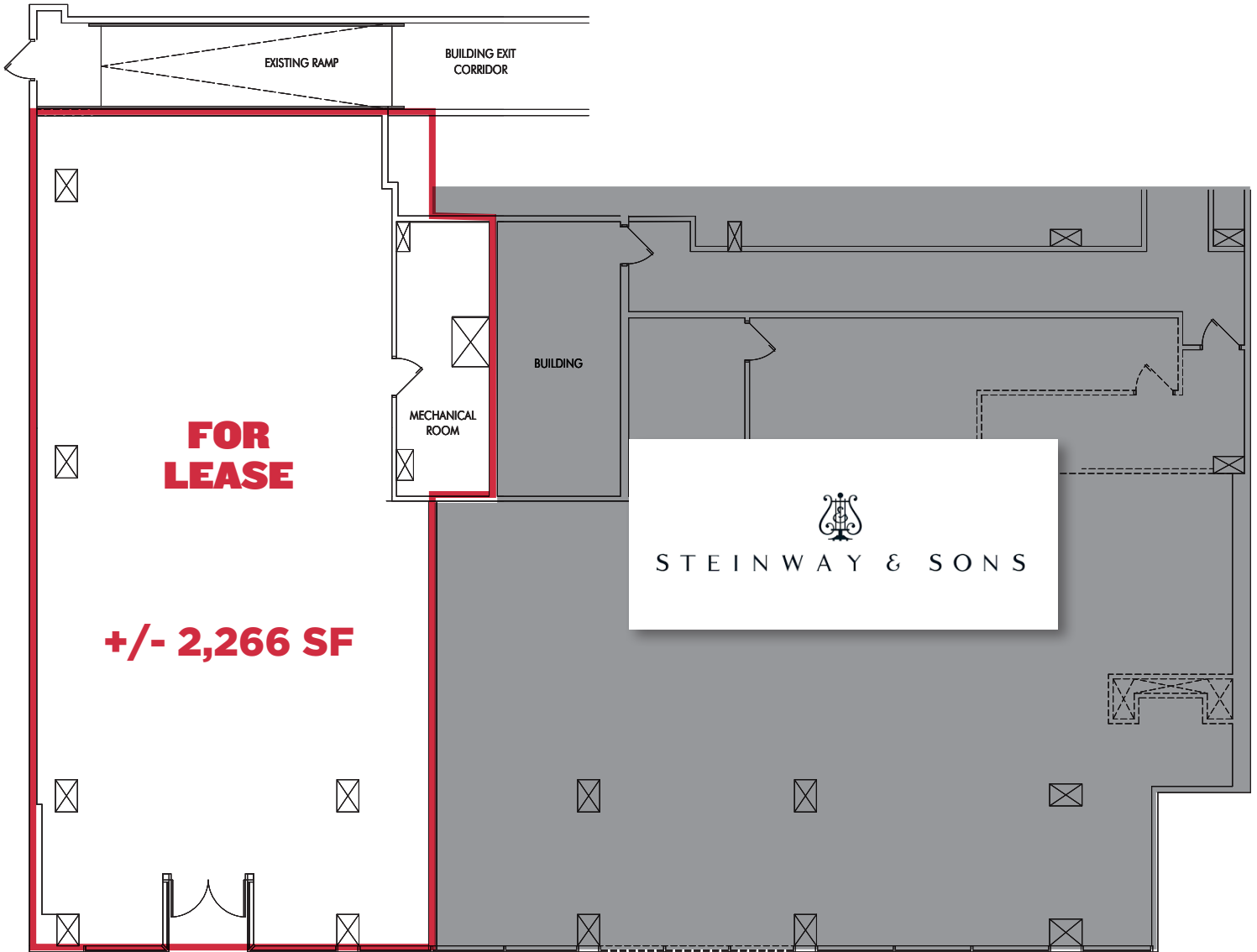
Lease Rate:
\$48.00/SF NNN



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58 Steele Street | Denver, CO

Floorplan



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Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	18,598	226,319	553,144
2024 Households	10,612	119,909	260,088
Median Home Value	\$1,034,440	\$760,711	\$639,927
Avg Household Income	\$163,649	\$120,070	\$109,740