

FOR LEASE

9TH & LINCOLN

901 N. SHERMAN ST., DENVER, CO 80203

2,570 SF RETAIL | 5,000 SF SHOWROOM | \$12.00/SF/YR NNN



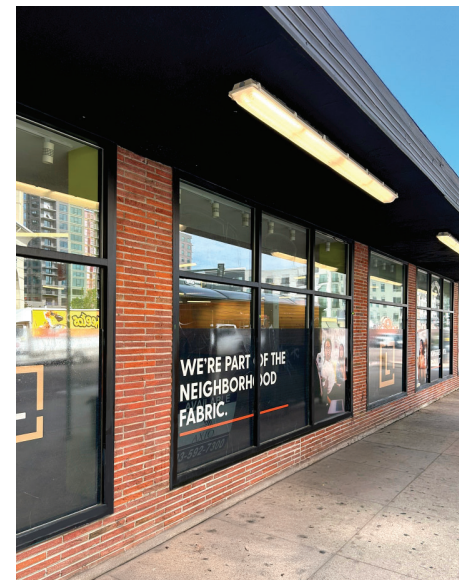
NEW LEASE RATE! \$12/SF

PROPERTY HIGHLIGHTS

- Retail/Showroom Available at Warehouse Pricing!
- End Cap Available - Excellent Showroom Space
- Large Basement Included - Doubling Usable Size
- Prime Golden Triangle Location, Blocks from Downtown Denver
- High Traffic Intersection with Phenomenal Visibility
- Fast Growing Neighborhood With Over 4,500 Residential Units Added, Under Construction, or Proposed Since 2020 Census

TRAFFIC COUNTS: 25,066 VPD - Lincoln Street
31,718 VPD - Broadway

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
Est. 2026 Population	58,318	281,947	575,859
Avg. 2026 HH Income	\$145,982	\$172,411	\$168,932
Daytime Population (Employees)	81,441	295,092	439,926



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

John Livaditis
303.592.7300
john@axiore.com

FOR LEASE

9TH & LINCOLN

901 N. SHERMAN ST., DENVER, CO 80203



John Livaditis
303.592.7300
www.axiore.com

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.