

FOR LEASE



990 Lincoln St.

Denver, CO 80203

FOR LEASE 2 Retail Units - Golden Triangle



Property Overview

- **Two retail units available for lease in Denver's Golden Triangle**
 - **Unit 960** delivered in white box condition, ready for tenant improvements, and can be demised into two separate units.
 - **Unit 998** is currently occupied by Dependable Cleaners on a month-to-month basis. Landlord plans to complete improvements upon execution of a new lease. Contact broker for additional details.
- **Strong Visibility:** Located along high-traffic Lincoln Street with prominent signage opportunities
- **Prime Central Location:** Positioned between Capitol Hill, Golden Triangle, and Downtown Denver
- **Dedicated Parking:** Rare rear parking available for tenants and customers
- **Great Accessibility:** Easy access to I-25, Speer Blvd, Colfax Ave, Broadway, and RTD transit

Lease Rate : \$28.00/SF NNN

Property Facts

Availability	Unit 960: 1,447-2,894 SF Unit 998: 858 SF
Bldg Size	7,775 SF
Zoning	D-GT
Parking	25 Surface Spaces
NNN Est.	\$12.41/SF

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Photos - Unit 960



AREA MAP

DOWNTOWN DENVER

UPTOWN

COLORADO CONVENTION CENTER

POPULUS

PASQUE STELLAR JAY

STATE CAPITOL

COLFAX AVE.

CIVIC CENTER PARK

KING
Scoopery

GOLDEN TRIANGLE

PINTS PUB

PONTI

DENVER PUBLIC LIBRARY

corepower
YOGA

CAPITOL HILL

Dulce Vida

Levan
DELI & CO

DENVER ART MUSEUM

HISTORY COLORADO

CUBA CUBA

KIRKLAND MUSEUM

CLYFFORD STILL MUSEUM

Mantra Cafe

STONEYS
BURRITO

PROPERTY

METROPOLIS COFFEE

BEER GARDEN
SCHOOLYARD

WORMS
TACOS

FLOYD'S
BARBERSHOP

the FAINTING
GOAT pub

evo
dfranco's

SUNKEN GARDENS PARK

8TH AVE.

SPEER BLVD.

BROADWAY

LINCOLN

Cadillac

Vesper Lounge

GOVERNOR'S PARK

DENVER HEALTH
est. 1860

Mizuna

LUCA

TRADER JOE'S

6TH AVE.

CHERRY CREEK TRAIL

Jersey Mike's
SUBS

EINSTEIN BROS
BAGELS

CHIPOTLE

MASALA
Garia
BURGER

Little India
RESTAURANT & BAR

H.R. MEININGER
ART MATERIAL

THE WIZARD'S
CHEST

SUBWAY

DAE GIE

BAKER

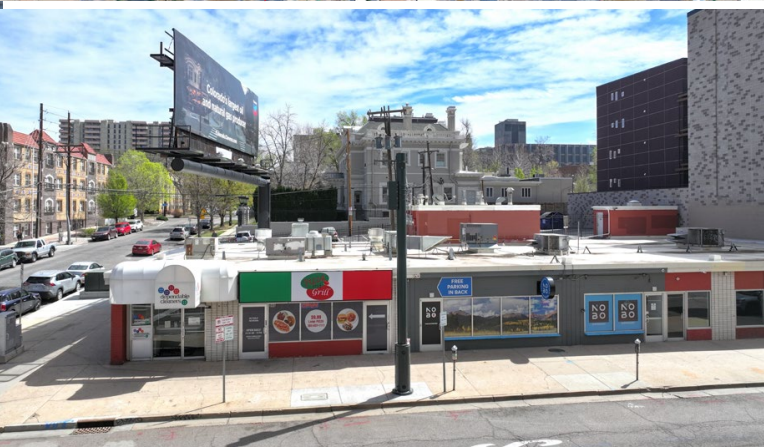
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ELEVEN

DUNKIN'
DONUTS

BEERE BREWING CO

990 Lincoln St.

Denver, CO 80203



DEMOGRAPHICS	1 MI	3 MI	5 MI
CURRENT POPULATION	49,616	256,486	539,088
2030 POPULATION (Est.)	51,389	264,533	551,895
AVG. HH INCOME	\$116,807	\$134,111	\$130,490
DAYTIME EMPLOYEES	79,588	252,341	380,626

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