

# LOHI RETAIL/OFFICE PROPERTY

2701 WEST 17TH STREET • DENVER, CO • 80211



## FOR LEASE

### PROPERTY SPECIFICATIONS

- Mixed Use Building
- New Build Construction
- Total SF Available: 4,973 SF

### AVAILABLE FOR LEASE:

- First Floor Retail/Office: 2,156 SF
- Second Floor Office: 2,817 SF
- Can combine spaces if desired

### PROPERTY OVERVIEW

Retail and Office space available for lease in Lower Highland (LoHi). The property is situated in the most desirable location in Denver. LoHi is a high energy and vibrant neighborhood with some of the city's most innovative restaurants and bars. The property is only steps away from many of Denver's staple attractions. The space is located at the top of a hill that provides breathtaking views of the Downtown Denver skyline.

### CONTACT:

#### MARC PERUSSE

mperusse@revescoproperties.com  
303.916.8330

#### BRIAN FISHMAN

bfishman@revescoproperties.com  
303.229.7866



5291 East Yale Avenue | Denver, CO 80222  
303.551.7750 | revescoproperties.com

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## DEMOGRAPHICS

### 2701 WEST 17<sup>TH</sup> STREET

#### POPULATION

	1 MILES	3 MILES	5 MILES
Estimated Population (2017)	29,736	201,581	456,754
Projected Population (2022)	34,133	228,356	513,573
Projected Annual Growth (2017-2022)	3.0%	2.7%	2.5%
Historic Annual Growth (2010-2017)	5.8%	2.9%	2.3%

#### HOUSEHOLDS

Estimated Households (2017)	14,827	96,173	201,200
Projected Households (2022)	16,293	104,977	218,756
Projected Annual Growth (2017-2022)	2.0%	1.8%	1.7%

#### AVERAGE HOUSEHOLD INCOME

Estimated Avg. Household Income (2017)	\$102,898	\$77,198	\$79,162
Projected Avg. Household Income (2022)	\$127,842	\$95,722	\$98,344
Projected Annual Change (2017-2022)	4.8%	4.8%	4.8%
Estimated Avg. Household Net Worth (2017)	\$1,149,361	\$836,093	\$841,611



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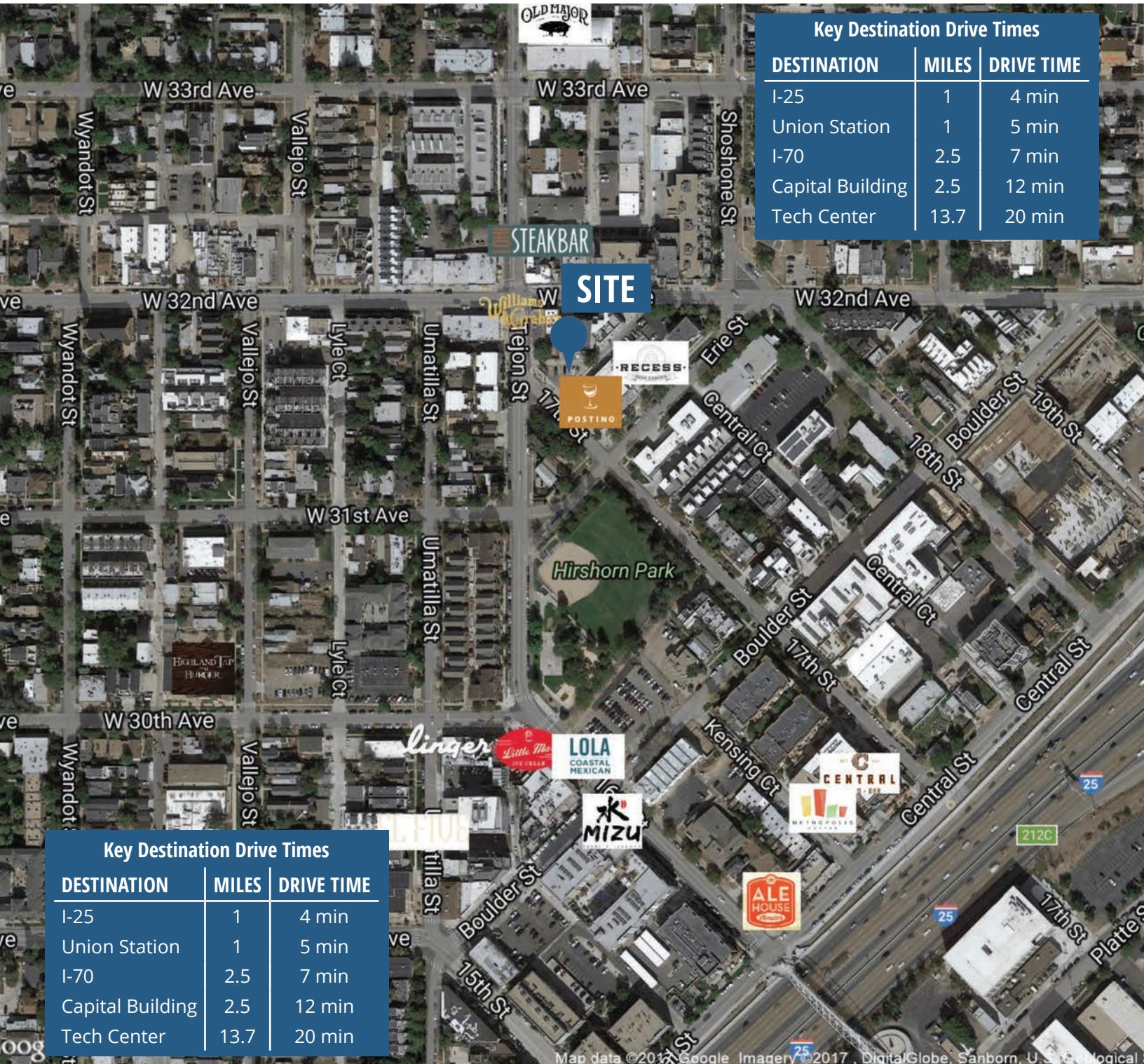
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Key Destination Drive Times		
DESTINATION	MILES	DRIVE TIME
I-25	1	4 min
Union Station	1	5 min
I-70	2.5	7 min
Capital Building	2.5	12 min
Tech Center	13.7	20 min

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