

8TH AVENUE & LINCOLN/BROADWAY

8TH AVENUE BETWEEN LINCOLN & BROADWAY - DENVER, COLORADO



- Rare infill opportunity just seconds from downtown Denver
- Over 92,000 commuters pass by this site daily
- Ample amount of free parking
- Incredible visibility and high density, perfect for coffee location, QSR or service retailers
- Great traffic counts, over 33,000 vehicles traveling north on Lincoln Street into Downtown Denver, 23,000 vehicles traveling west on 8th Avenue and 36,000 vehicles traveling south on Broadway
- Available Summer 2009

DAVID
HICKS
LAMPERT

PLEASE CONTACT

PHILIP HICKS
303.694.6082 x335
philip.hicks@dhlb.com

TARA SKUDLAREK
303.694.6082 x326
tara.skudlarek@dhlb.com

DAVID, HICKS & LAMPERT BROKERAGE, LLC
7800 E. Orchard Road, Suite 150
Greenwood Village, CO 80111
Tele 303.694.6082
Fax 303.793.0994
www.dhlb.com

DAVID
HICKS
LAMPERT

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Rare Infill Opportunity In

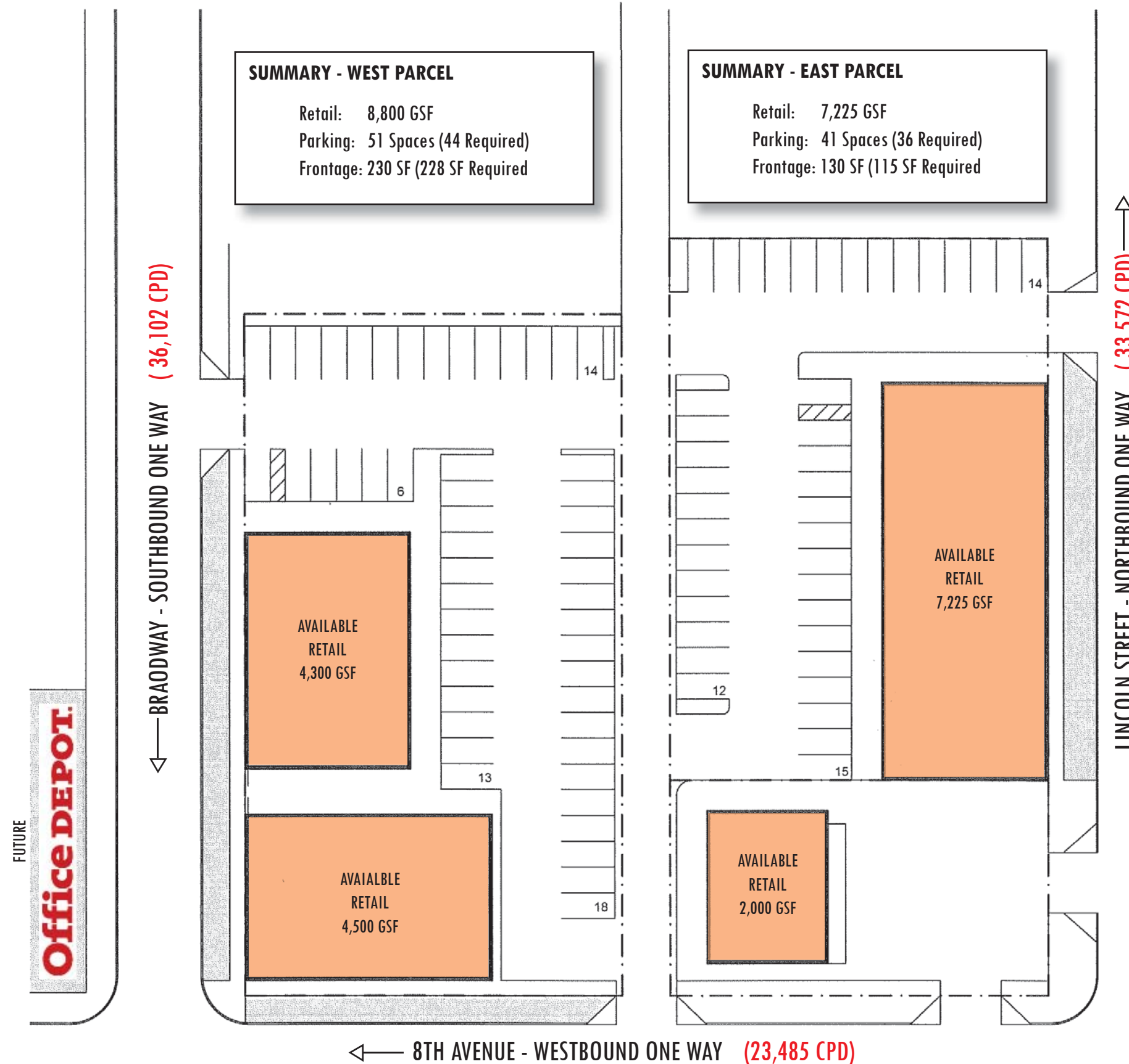
GOLDEN TRIANGLE



- Lincoln Street & Broadway are two main arteries into and out of Downtown Denver
- 8th Avenue is the westbound one way that is a primary route for commuters & residence heading towards the mountains and I-25.
- Strong daytime population - 111,000 within 1.5 mile radius.
- Great access into center via Lincoln Street, Broadway & 8th Avenue.
- 18,000 SF of retail space available.



The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC make no warrant and assume no liability whatsoever for the accuracy or use of this data.



TRADE AREA DEMOGRAPHICS

.5 Mile	
Population	10,795
Average HH Income	\$43,228
Businesses/Employees	1,038/14,298
1 Mile	
Population	39,757
Average HH Income	\$44,511
Businesses/Employees	3,387/49,473
1.5 Mile	
Population	63,084
Average HH Income	\$50,315
Businesses/Employees	8,181/123,050

Source: Applied Geographic Solutions, 2007 Estimates

TRAFFIC COUNTS

- Northbound on Lincoln at 8th Avenue
33,572 Cars/day
- Westbound on 8th Avenue at Broadway
23,485 Cars/day
- Southbound Broadway at 8th Avenue
36,102 Cars/day

Source: CDOT 2005, 2006 est.