



Retail For Lease

1515 Vrain Street

Denver, Colorado 80202

Highlights

-  3,000 SF ground-floor retail opportunity in the Sloans Lake neighborhood
-  Five (5) story, 82-unit, Class-A luxury apartment building
-  Excellent frontage along Colfax Avenue with abundant street parking
-  Three (3) blocks from the St Anthony's Redevelopment with Alamo Drafthouse
-  High traffic location ideal for restaurant, service, or medical uses

For more information, contact:

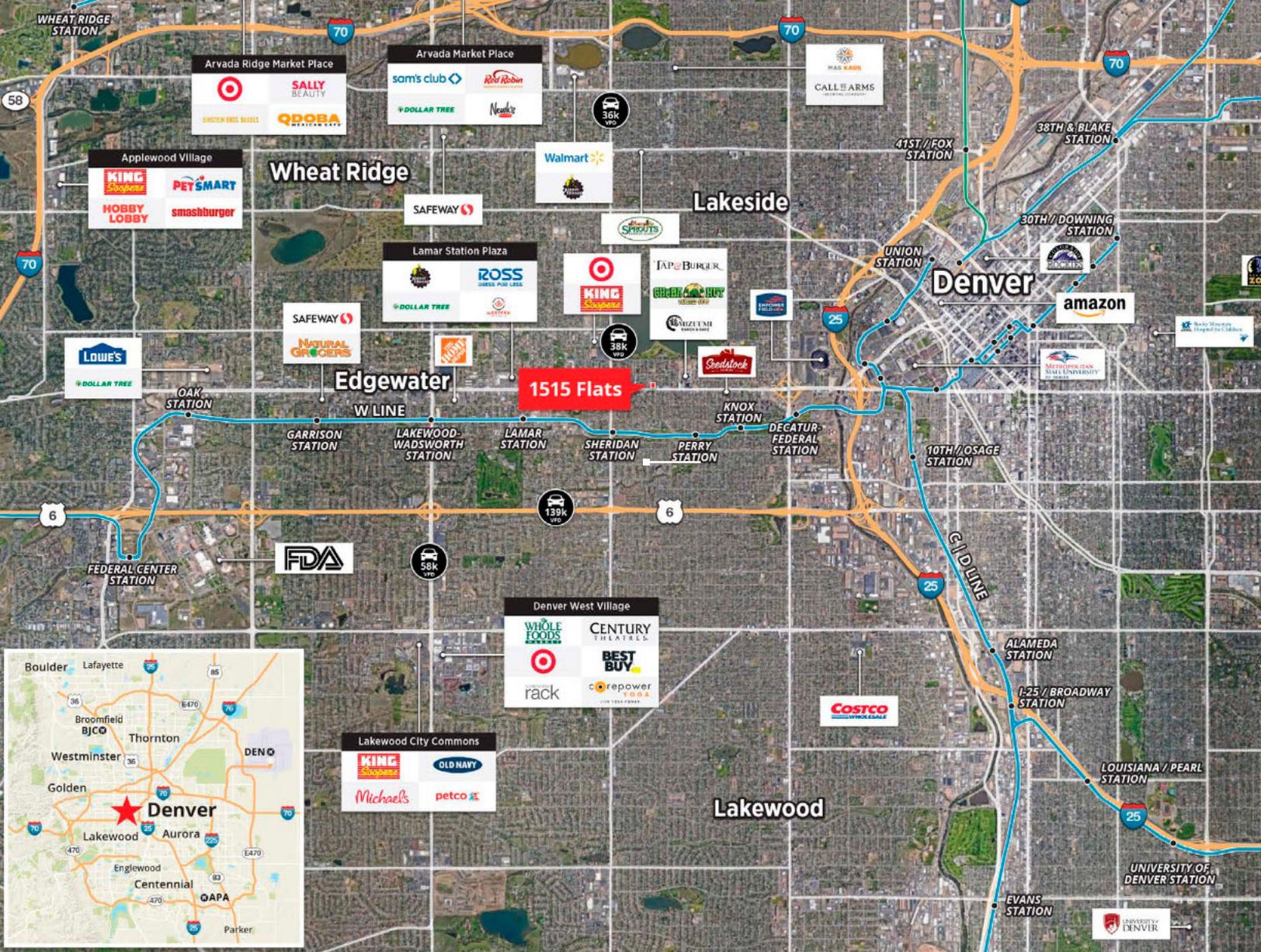
Sam Zaitz
+1 303 217 7977
sam.zaitz@am.jll.com

Jeffrey Feldman
+1 720 418 8053
jeff.feldman@am.jll.com

Lorenzo Harris
+1 720 418 8054
lorenzo.harris@am.jll.com

Jones Lang LaSalle Brokerage, Inc.
us.jll.com/retail





Retail For Lease

1515 Vrain Street

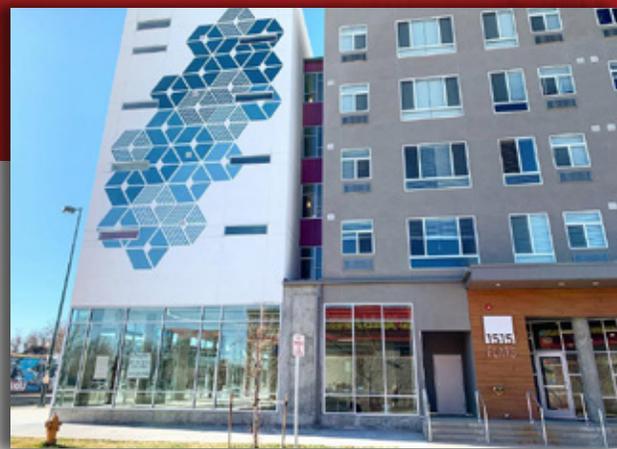
Denver, Colorado 80202

70 WALK SCORE
Very Walkable

91 BIKE SCORE
Biker's Paradise

53 TRANSIT SCORE
Good Transit

2020 Demographics	1/2 Mile	1 Mile	2 Miles
Current Population	7,931	28,026	91,934
Total Households	3,405	10,845	36,846
Average Household Income	\$62,165	\$65,397	\$78,693



Traffic Counts	Cross Street	Daily Volume
W Colfax Ave	Vrain St	39,618 VPD
W 17th Ave	Vrain St	8,890 VPD
Vrain St	W 16th Ave	320 VPD

For more information, please contact:

Sam Zaitz
+1 303 217-7977
sam.zaitz@am.jll.com

Jeffrey Feldman
+1 720 418 8053
jeff.feldman@am.jll.com

Lorenzo Harris
+1 720 418 8054
lorenzo.harris@am.jll.com

