

TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile	On Alameda Ave west of Pecos St	31,329 Cars/day
Population	15,537	220,006	545,143	On I-25 north of Alameda Avenue	254,257 Cars/day
Average HH Income	\$61,222	\$84,656	\$91,389	On I-25 south of Alameda Avenue	232,821 Cars/day
Businesses	1,153	17,992	37,866	Source: CDOT 2017	
Employees	14,030	221,752	399,179		
Source: Applied Geographic Solutions, 2018 Estimates					



FOR MORE INFORMATION, PLEASE CONTACT



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AVAILABLE FOR LEASE OR SALE

1298 W. ALAMEDA

FLEX BUILDING WITH OFFICE/SHOWROOM SPACE

1298 W. ALAMEDA AVENUE - DENVER, CO



- 13,750 SF flex building includes 6,808 SF of 2-story high profile office/showroom space.
- Ideal Central Denver Location
- Excellent traffic and exposure
- Close Proximity to Interstate 25

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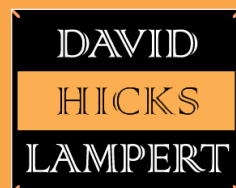
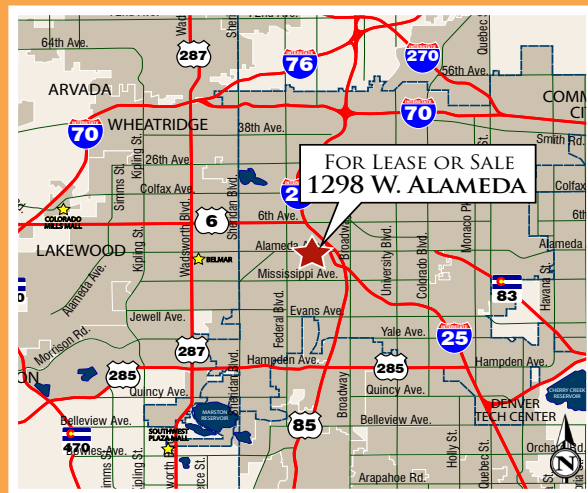
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AVAILABLE FOR LEASE OR SALE

1298 W. ALAMEDA AVENUE

1298 W. ALAMEDA AVENUE - DENVER, CO

- 6,808 SF of office/showroom space
- Three 8'x 10' ground-level doors
- Three 10'x 12' ground-level doors
- 0.754 Acre Lot (32,830 SF)



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

