



2100 South University Boulevard

Denver, Colorado 80202

Property Overview

- Ground-floor retail/restaurant opportunities in the luxury apartment building, One Observatory Park
- The building boasts 213 luxury apartments, 23,400 SF of retail space, and over 150 covered parking spaces
- Located in south Denver's most sought after neighborhood adjacent to the University of Denver
- Prominent location just south of I-25 & University exit offers great visibility to high traffic and pedestrian counts
- Easily accessible to and from many major arterials
- Join a variety of established retail tenants such as Bank of America, Sushi Ginza Grill, JC Salon, and many more

Contact Broker for Lease Rates

Property Facts

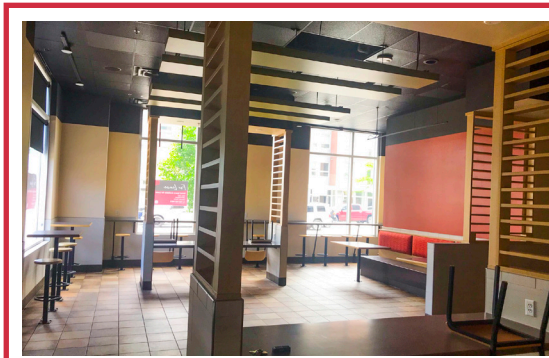
Available SF:	13,716 SF
Building Size:	+/- 400,000 SF
Parking:	150 Covered Spaces
Year Built	2013
Lot Size:	1.15 Acres (50,094 SF)
Zoning:	CMP-E1 / UO-3

For more information:

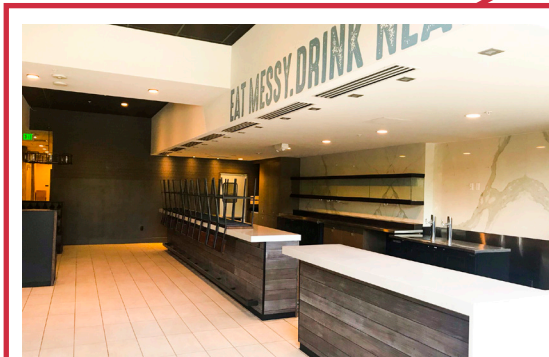
Cory Dulberg

303 565 3039

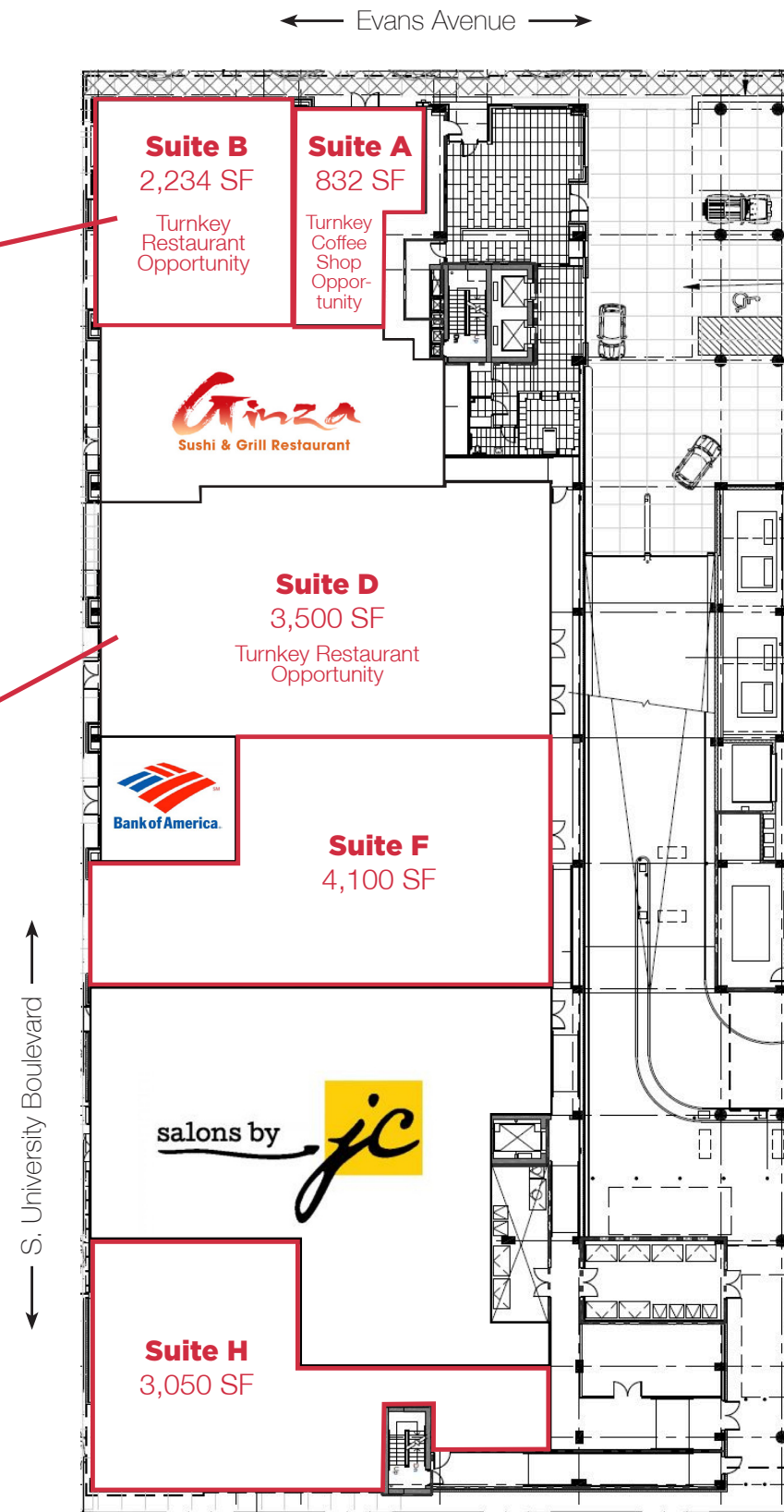
cdulberg@shamesmakovsky.com



Suite B



Suite D



VIEW FROM UNIVERSITY



SUITE B



PARKING

VIEW FROM SITE LOOKING NW



RETAIL FOR LEASE
2100 S. University Blvd.
Denver, Colorado



Traffic Counts

	Vehicles/Day
E Evans Ave & S. University Blvd.	30,000
S. University Blvd & I-25	55,000
E. Evans Ave. & S. Josephine St.	29,696

*Source: SitesUSA

For more information:

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Demographics

	1 Mile	3 Mile	5 Mile
Population	22,806	156,125	482,521
Average Household Income	\$105,823	\$107,130	\$97,639
Daytime Population	9,567	121,866	337,741

*Source: SitesUSA

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