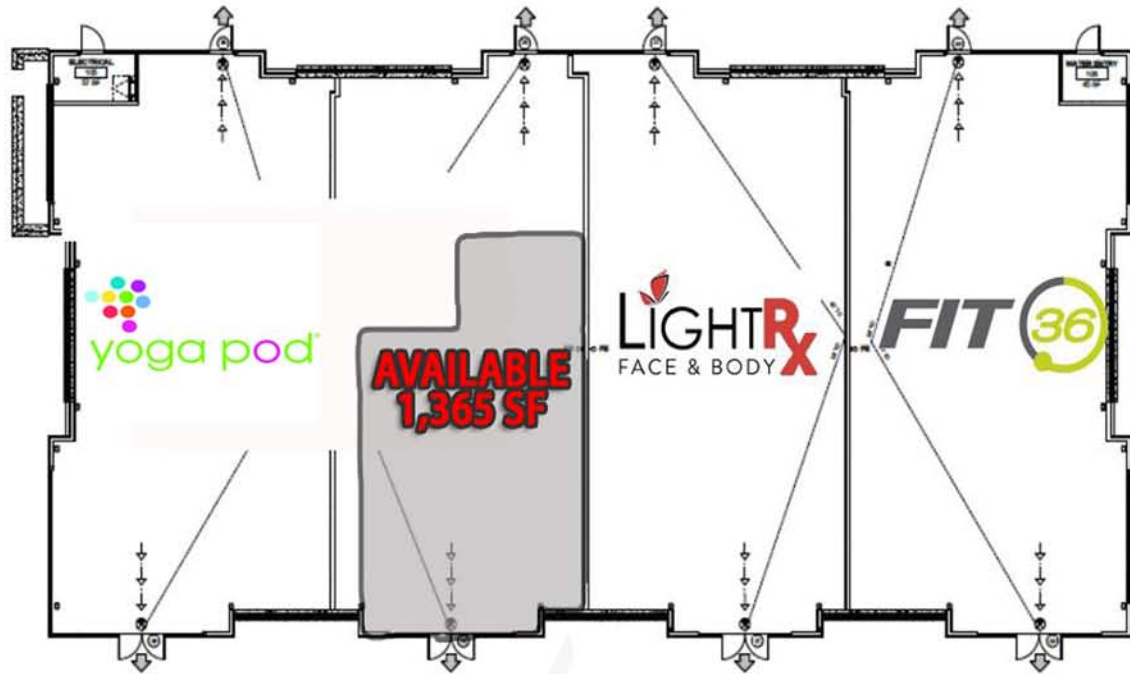


**RETAIL  
FOR LEASE  
1,365 SF**

**SPRUCE STREET PLACE AT LOWRY  
100 SPRUCE ST / 101 ULSTER CT  
DENVER, CO 80230**



1060 BANNOCK ST., SUITE 300  
DENVER, COLORADO 80204  
PHONE 303.592.7300  
FAX 303.592.7305  
WWW.AXIORE.COM



**NEW BUILDING AT SPRUCE STREET PLACE AT LOWRY  
WELL SUITED FOR RETAIL, OFFICE, & MEDICAL USES  
101 ULSTER CT - 9,400 SF BUILDING**

**PROPERTY FEATURES**

AMPLE PARKING, HIGH INCOME AREA, GROWING RETAIL CENTER

**EXISTING TENANTS**

EATING RECOVERY CENTER, LLC, LOWRY ECO DRY CLEANERS, PURE NAILS,  
RISING SUN ANIMAL CARE, AND KUMON LEARNING CENTER,  
FIT36, LIGHTRX, AND YOGA POD

**NEARBY TENANTS**

LOWRY BEER GARDEN, NORTH COUNTRY, TAVERN LOWRY, SAFEWAY,  
JOHN HAND THEATER, 24 HOUR FITNESS, STARBUCKS & MORE

**TRAFFIC COUNTS**

10,029 VPD E. LOWRY BLVD.  
27,970 VPD QUEBEC ST. & E. 2ND AVE.

**DEMOGRAPHICS**

AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

	<u>2016</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
EST. POPULATION:		15,328	207,465	497,965
# OF HOUSEHOLDS:		7,102	90,756	224,528
AVG. HH INCOME:		\$96,977	\$77,511	\$75,613

JOHN LIVADITIS  
C: 303.592.7300  
E: JOHN@AXIORE.COM

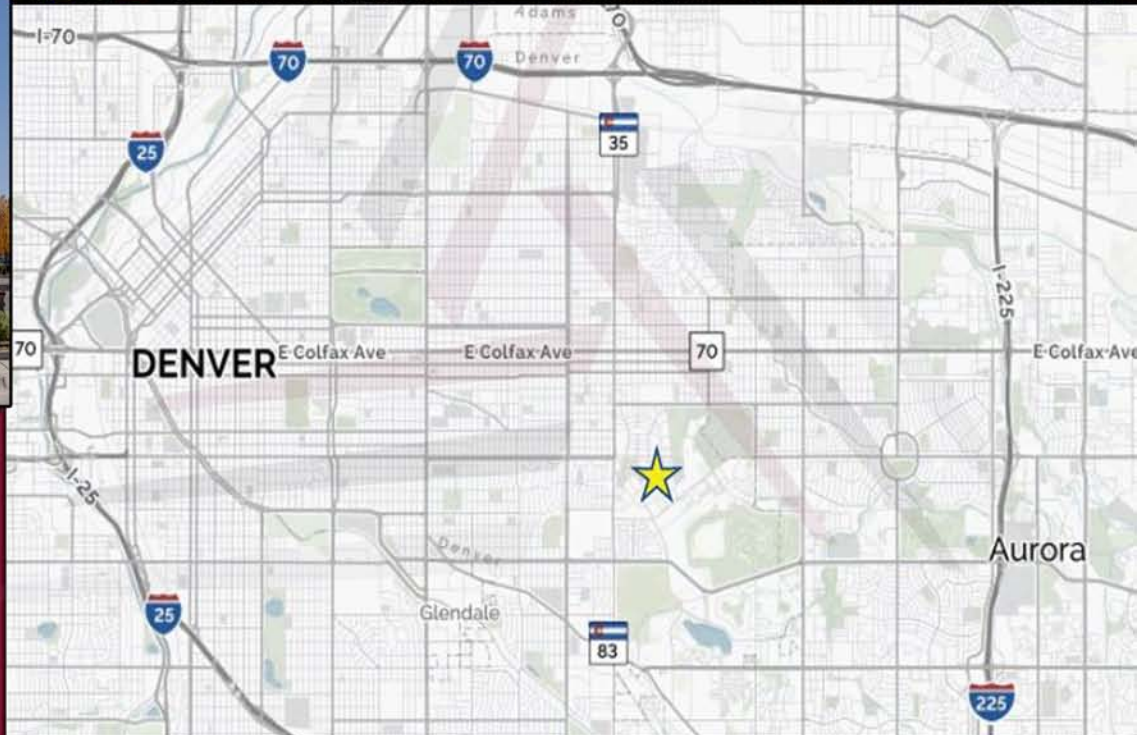
COREY CROSS  
C: 303.592.7300  
E: COREY@AXIORE.COM

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