

FOR LEASE



990 Lincoln St.

Denver, CO 80203

FOR LEASE 2 Retail Units - Golden Triangle



Property Overview

- **Two retail units available for lease in Denver's Golden Triangle**
 - **Unit 960** delivered in white box condition, ready for tenant improvements, and can be demised into two separate units.
 - **Unit 998** is currently occupied by Dependable Cleaners on a month-to-month basis. Landlord plans to complete improvements upon execution of a new lease. Contact broker for additional details.
- **Strong Visibility:** Located along high-traffic Lincoln Street with prominent signage opportunities
- **Prime Central Location:** Positioned between Capitol Hill, Golden Triangle, and Downtown Denver
- **Dedicated Parking:** Rare rear parking available for tenants and customers
- **Great Accessibility:** Easy access to I-25, Speer Blvd, Colfax Ave, Broadway, and RTD transit

Lease Rate : \$28.00/SF NNN

Property Facts

Availability	Unit 960: 1,447-2,894 SF
	Unit 998: 858 SF
Bldg Size	7,775 SF
Zoning	D-GT
Parking	25 Surface Spaces
NNN Est.	\$12.41/SF

**Shames
Makovsky**

Solomon Stark

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Aerial



Photos - Unit 960



AREA MAP

DOWNTOWN
DENVER

UPTOWN

COLORADO
CONVENTION
CENTER

POPULUS

PASQUE STELLAR JAY

CIVIC CENTER PARK

STATE
CAPITOL

COLFAX AVE.

GOLDEN
TRIANGLE

PINTS PUB

PONTI

DENVER PUBLIC
LIBRARY

corepower
YOGA

CAPITOL
HILL

Dulce Vida

Levan
REST & CO

DENVER
ART MUSEUM

HISTORY
COLORADO

CUBA CUBA

KIRKLAND
MUSEUM

CLYFFORD
STILL MUSEUM

Mantra Cafe

STONE'S
BREAD

METROPOLIS
COFFEE

BEER GARDEN
SCHOOLYARD

MORCHY'S
TACOS

FLOYD'S
BARBERSHOP

the FAINTING
GOAT pub

SUNKEN
GARDENS
PARK

8TH AVE.

DENVER HEALTH
est. 1860

Cadillac

BROADWAY

evo

difranco's

Vesper Lounge

GOVERNOR'S
PARK

Mizuna

LUCA

TRADER
JOE'S

6TH AVE.

Jersey Mike's
SUBS

EINSTEIN BROS
BAGELS

CHIPOTLE

MASALA
Garia
BURGER

Little India
RESTAURANT & BAR

H.R. MEININGER
ART MATERIAL

THE WIZARD'S
CHEST

SUBWAY

DAE GIE

BAKER

7
ELEVEN

DUNKIN'
DONUTS

BEER BREWING CO

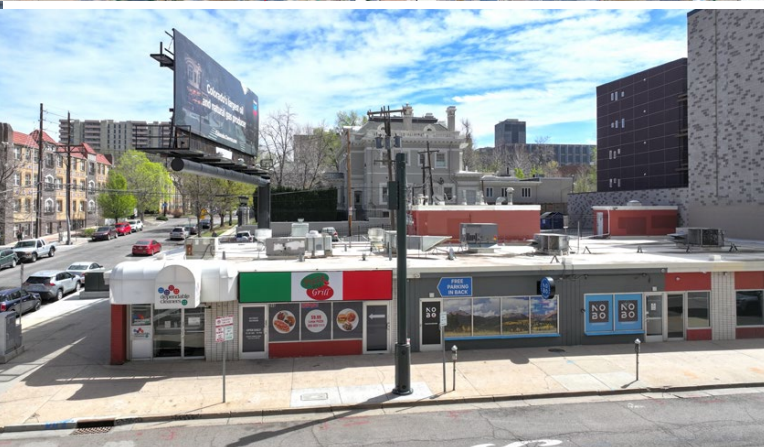
PROPERTY

CHERRY CREEK TRAIL

SPEER BLVD.

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DEMOGRAPHICS	1 MI	3 MI	5 MI
CURRENT POPULATION	49,616	256,486	539,088
2030 POPULATION (Est.)	51,389	264,533	551,895
AVG. HH INCOME	\$116,807	\$134,111	\$130,490
DAYTIME EMPLOYEES	79,588	252,341	380,626

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