

1059 & 1061 South Gaylord Street

Denver, Colorado 80209



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Rare Retail Spaces Available

In Denver's Popular Gaylord Street Shops

► **1059:** 2,320 sf | Asking Rate: \$21.00 psf
basement | open floorplan | 2 employee pkg spaces in back
Available for occupancy: mid-May

► **1061:** 1,380 sf | Asking Rate: \$21.00 psf
basement | open floorplan | 2 employee pkg spaces in back
Available for occupancy: March 1

The popular retail spaces at **1059 South Gaylord Street** & **1061 South Gaylord Street** have 2,320 sf and 1,380 sf, respectively. Each are located in Denver's well-established Gaylord Street Shops area that has been in existence for over four decades. Unique to this row of shops is that few spaces rarely open up for availability, thus it would be worth your while to consider these now available tenant spaces as an opportunity to further grow your business in an area of such high recognition.

weststar

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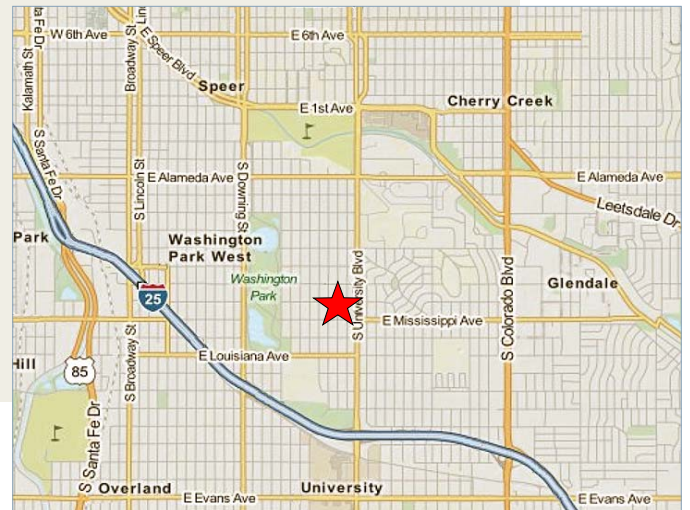
Lev Cohen

720-880-2925 direct | 720-232-4118 cell

Sheldon Hayutin

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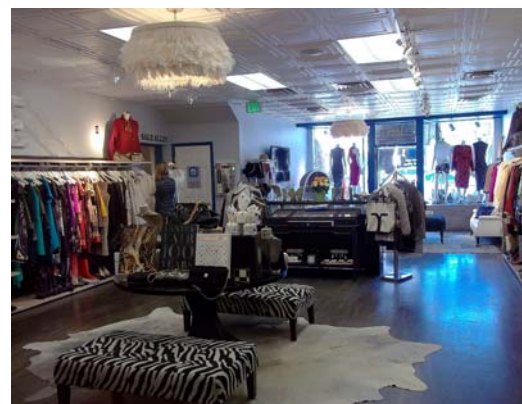
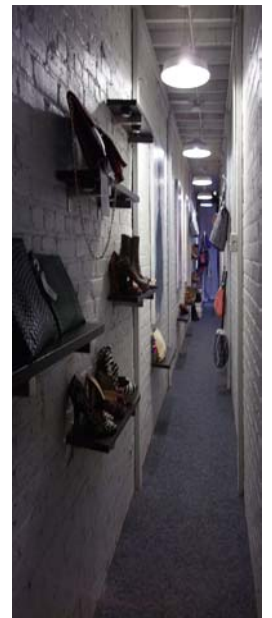


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Area Demographics (2011)

	1-Mile	3-Miles	5-Miles
Estimated Population	15,805	179,856	466,043
Average HH Income	\$101,1333	\$63,914	\$59,902

Sources: Denver County Statistics Summary | U.S. Census Bureau / State and County QuickFacts 12/06/2012
Area Demographics / Costar DataMetrix 12/07/2012