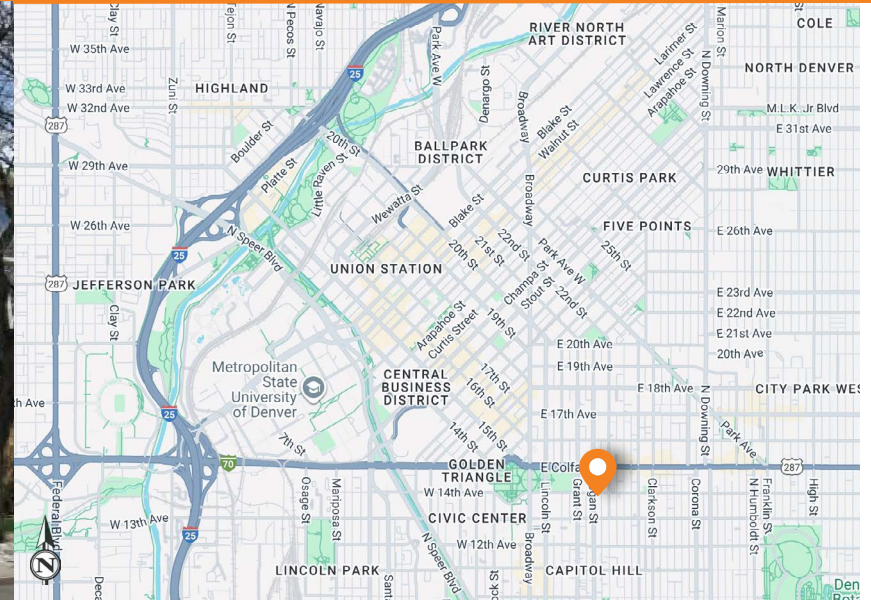


14TH & LOGAN

1390 LOGAN STREET - DENVER, COLORADO



PROPERTY HIGHLIGHTS

- Approx. 40,000 SF building on .43 Acres.
- SWC of 14th Ave. & Pennsylvania St. lot of 28,131 SF.
- NEC of 14th Ave. & Logan St. lot of 12,507 SF.
- Zoning C-MX-8.

NEARBY RETAILERS



TRAFFIC COUNTS

On 14th Avenue west of Logan Street	4,641 CPD
On Logan Street north of 14th Avenue	3,233 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,648	16,311	56,824
AVERAGE HH INCOME	\$79,131	\$92,870	\$124,361
BUSINESSES	253	2,011	7,492
EMPLOYEES	3,345	28,616	103,809

Source: Applied Geographic Solutions, 2025 Estimates

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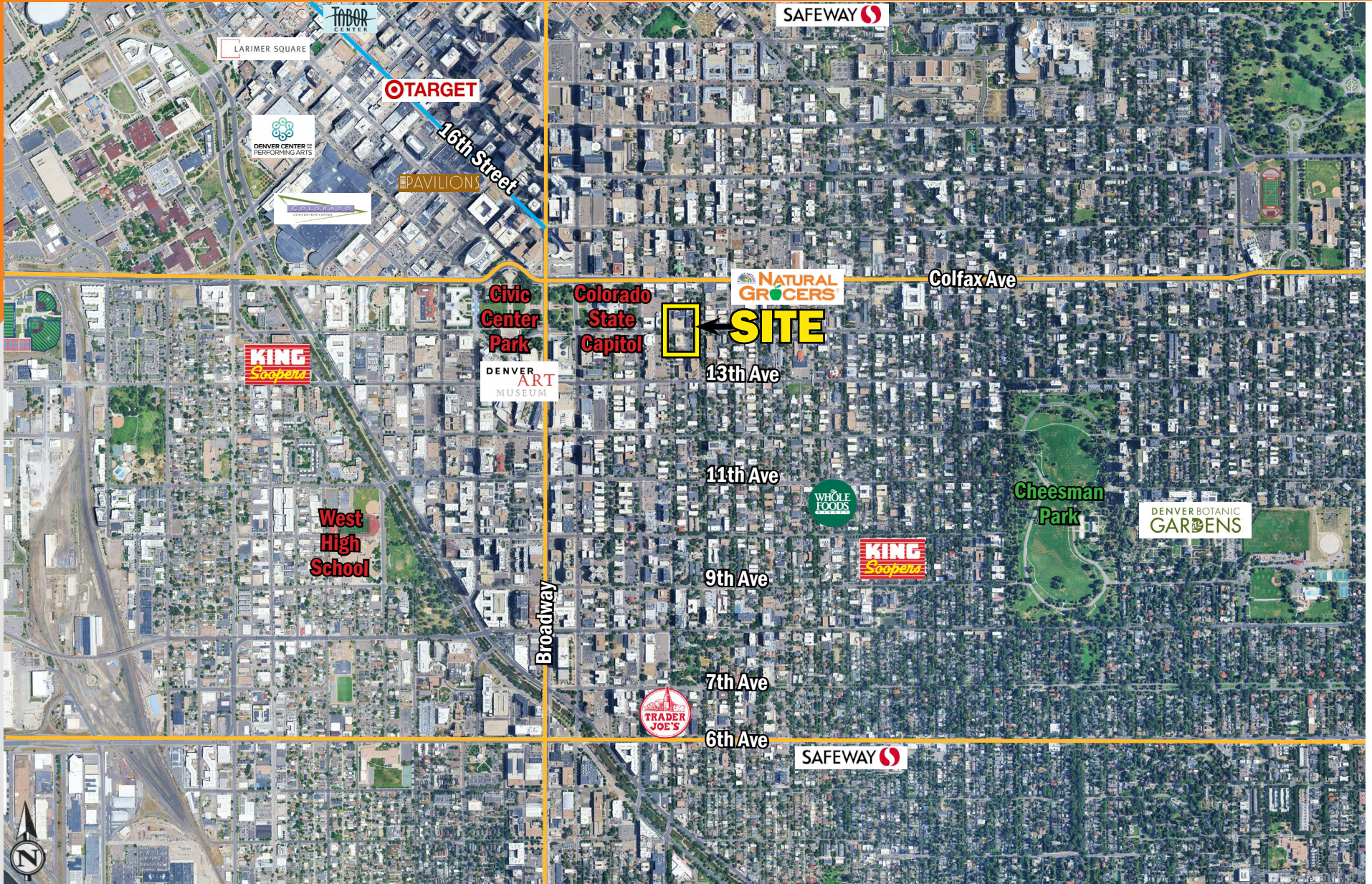
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