

# 1700 HUMBOLDT ST

DENVER, CO



## PROPERTY HIGHLIGHTS

- 1,500 SF 2nd generation kitchen available with storefront and large patio.
- High income City Park West neighborhood location.
- Existing fixtures and equipment are included.

## NEARBY RETAILERS

WHITE PIE



## TRAFFIC COUNTS

|                                    |           |
|------------------------------------|-----------|
| On E 17th Ave east of Franklin St  | 8,149 CPD |
| On E 17th Ave west of Franklin St  | 8,355 CPD |
| On Franklin St north of E 17th Ave | 1,894 CPD |
| On Franklin St south of E 17th Ave | 880 CPD   |

Source: CDOT 2026

| DEMOGRAPHICS      | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 48,209    | 249,483   | 508,251   |
| AVERAGE HH INCOME | \$119,513 | \$163,304 | \$159,371 |
| BUSINESSES        | 3,851     | 23,813    | 40,905    |
| EMPLOYEES         | 47,258    | 269,342   | 414,416   |

Source: Applied Geographic Solutions, 2026 Estimates

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CLICK HERE

VIRTUAL TOUR

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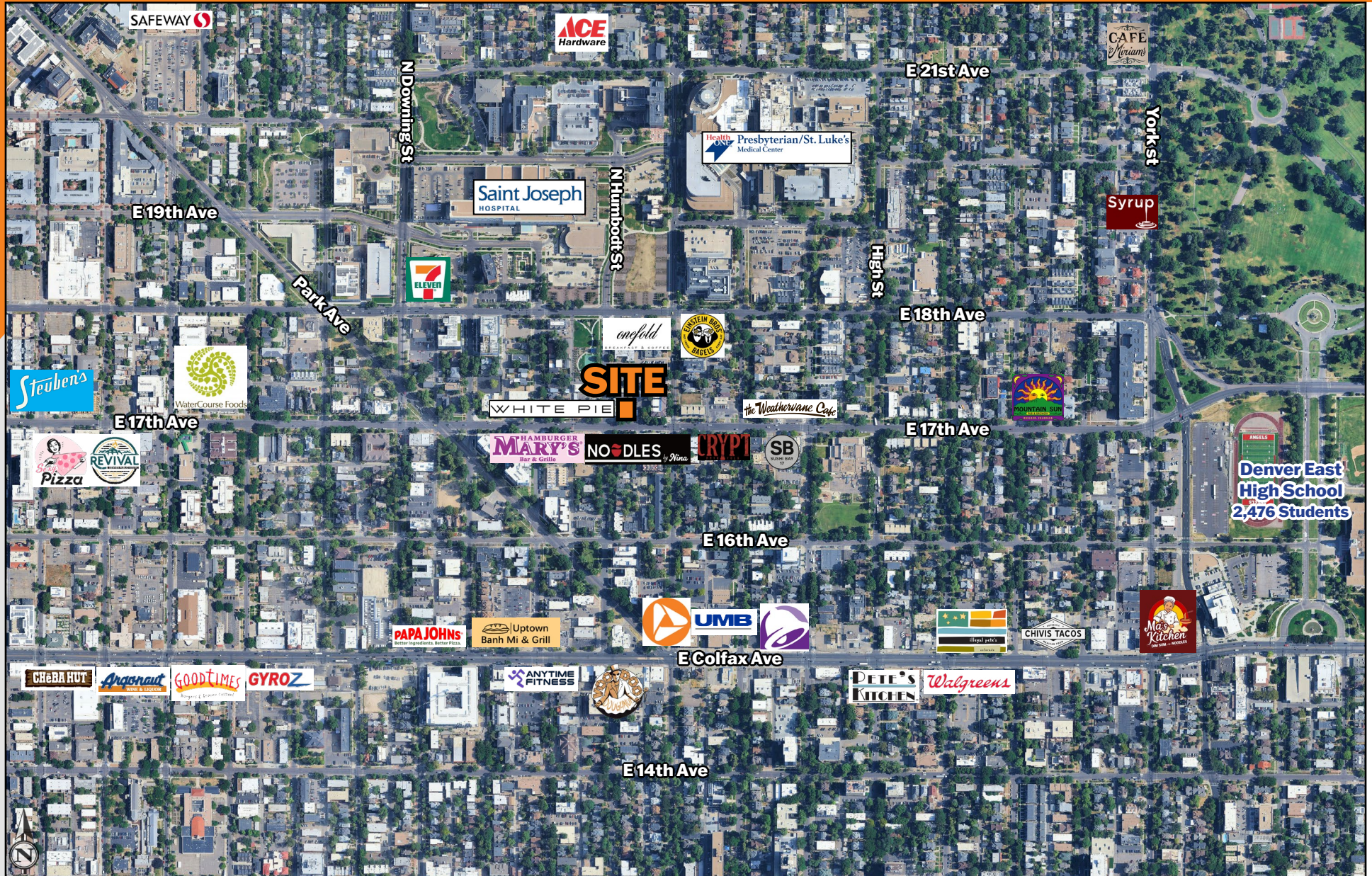
**dhlb**  
RETAIL BROKERAGE



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RETAIL BROKERAGE





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