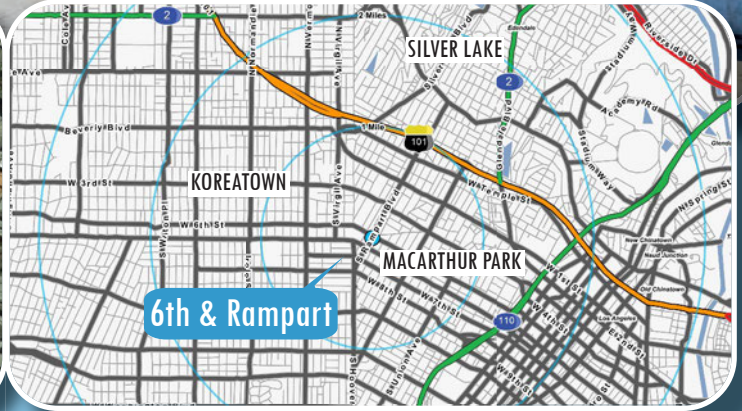


**±1,680 SQ FT  
FOR LEASE**



**PROPERTY HIGHLIGHTS**

- +53,000 Daytime Population within 1 mile
- Densely Populated, High Traffic
- Parking
- Ingress and Egress on 6th and Rampart
- Signalized Intersection

2017 ESTIMATE*	1 MILE	2 MILE	3 MILE
Population	135,394	372,404	607,795
Households	48,189	139,020	225,303
Avg. HH Income	\$40,780	\$51,345	\$55,380
Med HH Income	\$30,436	\$34,230	\$34,552
Population Growth 2017-2022	4.16%	3.94%	3.79%

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\*Source: Claritas 2017