



In historic Capitol Hill area



LINCOLN STREET

5TH AVENUE

lincoln terrace
DENVER, CO

 **VISCONSI**
COMPANIES LTD
building your future on our history



PROPERTY HIGHLIGHTS

- » In the heart of the Denver’s midtown market in the historic Capitol Hill area
- » At the base of a well-occupied urban concept 75-unit apartment building built in 2008

MAJOR TENANTS

- » ThyssenKrupp
- » Central Family Dentistry
- » Semion Barbershop
- » Urban Paw

DEMOGRAPHICS

| | 1 MI. RADIUS | 3 MI. RADIUS | 5 MI. RADIUS |
|----------------|--------------|--------------|--------------|
| Population | 41,161 | 230,713 | 552,352 |
| Households | 26,040 | 116,760 | 247,622 |
| Average Income | \$82,099 | \$97,191 | \$92,821 |



In heart of the Denver's midtown market

Downtown Denver/
Central Business District



BROADWAY CENTRAL

6TH AVENUE

LINCOLN STREET

SPEER BLVD



lincoln terrace

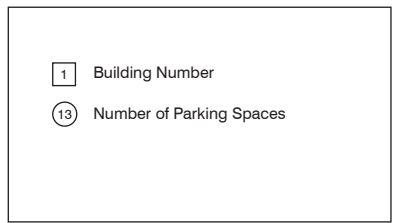
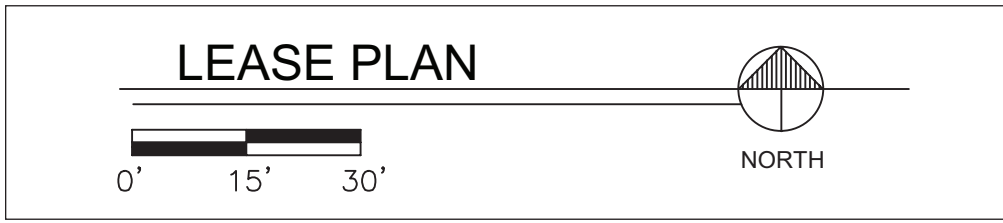
AIRPORT

SITE PLAN



TENANT INFORMATION

| UNIT # | STREET # | % | LEASABLE SQ. FT. | DIMENSIONS | LESSEE |
|--------|---------------|--------|------------------|------------|--------------------------|
| 1 | 501 | 45.93 | 4,536 | | Urban Paw |
| 4 | 505 | 15.92 | 1,572 | | ThyssenKrupp |
| 5 | 507, Unit 101 | 22.96 | 2,267 | | Central Family Dentistry |
| 6 | 507, Unit 102 | 15.19 | 1,500 | | Semion Barbershop |
| TOTAL | | 100.00 | 9,875 | | |



Latitude: 41.11288 Longitude: -83.20774

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.