



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

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

DEMOGRAPHICS

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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



lincoln terrace



SPEED BLVD

AIRPORT

LINCOLN TERRACE

Denver, CO

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SITE PLAN



TENANT INFORMATION

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

LEASE PLAN



NORTH

- 1 Building Number
- 13 Number of Parking Spaces

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.