

# MILWAUKEE CAMPUS

231, 233 & 299 MILWAUKEE STREET, DENVER, COLORADO 80206



## DEMOGRAPHICS - 2021

Area	Daytime Population	Population	Avg. HH Income
1-MILE	31,822	17,578	\$160,337
3-MILE	377,222	214,835	\$89,491
5-MILE	748,194	523,175	\$78,361

### TRAFFIC COUNTS:

3,169+ cars per day (2nd Ave. & Milwaukee St.)

42,894+ cars per day (University Blvd. & 1st Ave.)

## FEATURES

*Dense population within 5 miles*

*Retail & office space available*

*Covered parking available*

*Located in the heart of Cherry Creek North*

*Within walking distance to Cherry Creek Shopping Center*

*10 minutes from Downtown Denver*

**BALANI**  
CUSTOM CLOTHIERS  
ESTABLISHED 1961



**JackRabbit**<sup>TM</sup>

**Kobe An**

**LMC**  
A Lennar Company

Cherry Creek  
Watch Company



**303.399.2555**  
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**Gart**  
gartproperties

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## 231 MILWAUKEE ST. (Retail & Office)

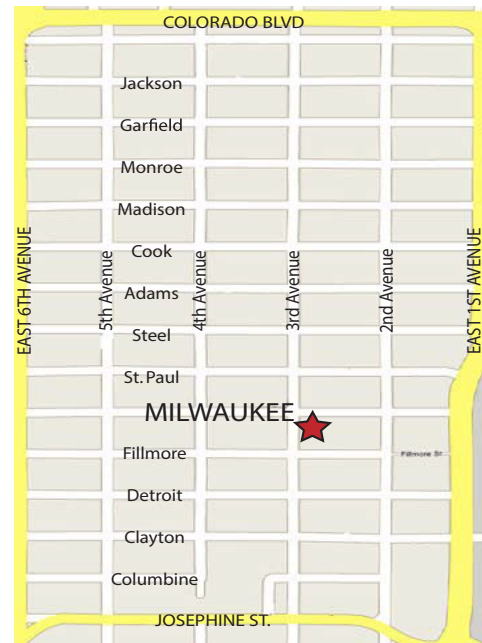
101	Balani Suits & Custom Tailor	712 SF
101B	Salon SoCo	1,294 SF
102	Cherry Creek Watch Company	712 SF
102B	Kobe An	5,586 SF
200	Jackrabbit - Running Specialty Group	7,883 SF

## 233 MILWAUKEE ST.

01	First Western Financial	6,633 SF
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## 299 MILWAUKEE ST. (Office)

100	Heavenly Artisan Creamery	1,557 SF
201	Jackrabbit - Running Specialty Group	2,790 SF
200	Executive Suites	49-300 SF
300	Executive Suites	56-300 SF
401	LMC, A Lennar Company	4,479 SF
400	Gart Properties	3,941 SF
500	Gart Companies	1,059 SF



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