

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



JackRabbitTM

Kobe An

LMC
A Lennar Company

Cherry Creek
Watch Company



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Gart
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MILWAUKEE CAMPUS



231 MILWAUKEE ST. (Retail & Office)

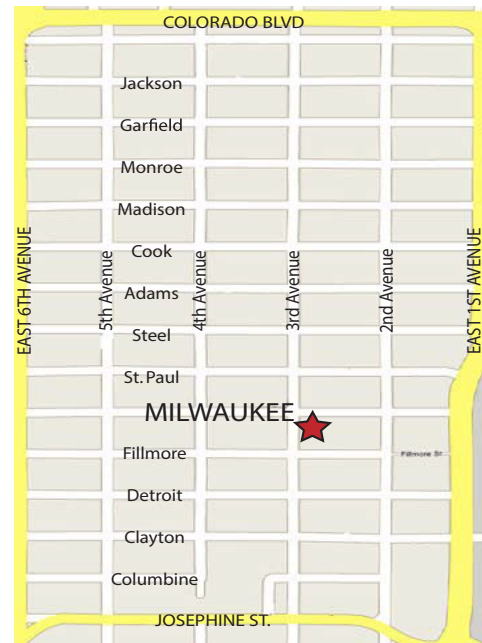
101	Balani Suits & Custom Tailor	712 SF
101B	Salon SoCo	1,294 SF
102	Cherry Creek Watch Company	712 SF
102B	Kobe An	5,586 SF
200	Jackrabbit - Running Specialty Group	7,883 SF

233 MILWAUKEE ST.

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

100	Heavenly Artisan Creamery - coming soon!	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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