

CONTEMPORARY LOFT OFFICE

1490 LAFAYETTE

Alta Court Lofts

1490 Lafayette Street
Denver CO 80218



COLDWELL BANKER
COMMERCIAL

THE SPACE

Location	1490 Lafayette Street Denver, CO 80218
County	Denver
APN	5022-02-169
Cross Street	Colfax and Lafayette
Size	1,613 SF (Estimated NNN Expenses \$8.75 RSF)
Space	1613 RSF
Lease Rate	\$19.00 PSF (Yearly)
Lease Type	NNN

Notes Sublease - 5/31/2029

HIGHLIGHTS

- Open Space Plan
- Centrally Located Building
- Contemporary Buildout
- Office Furniture Negotiable



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
53,415	255,113	541,773

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$128,827	\$161,940	\$154,688

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
33,469	137,054	256,106

PROPERTY FEATURES	
BUILDING SF	41,874
YEAR BUILT	1902
ZONING TYPE	C-MS-5
BUILDING CLASS	B
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
CORNER LOCATION	High Visibility Corner Location
TENANT INFORMATION	
LEASE TYPE	Triple Net

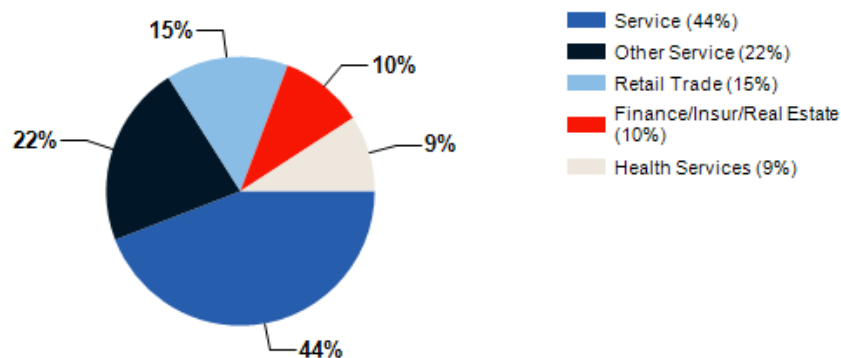


Contemporary Office with Open Space Plan

- Suite 408 at Alta Court Lofts is a 1,613 RSF contemporary fourth-floor office suite featuring a distinctive loft-style aesthetic and efficient open-space layout. The suite offers exposed brick walls, an open work area, one private office, conference room, dedicated storage room, and private restrooms.

The flexible open-plan design provides an ideal environment for companies seeking a creative, collaborative workspace in a character-rich setting. The suite is available for sublease through May 31, 2029, providing an attractive opportunity for an office user seeking a turnkey space with a modern loft feel and convenient lease term.

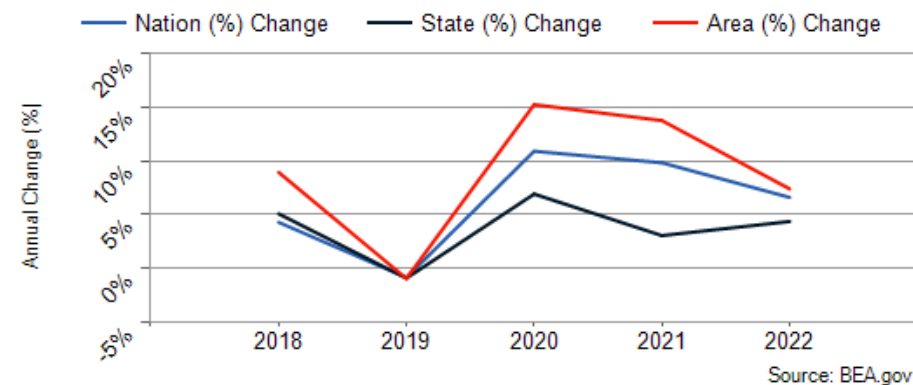
Major Industries by Employee Count



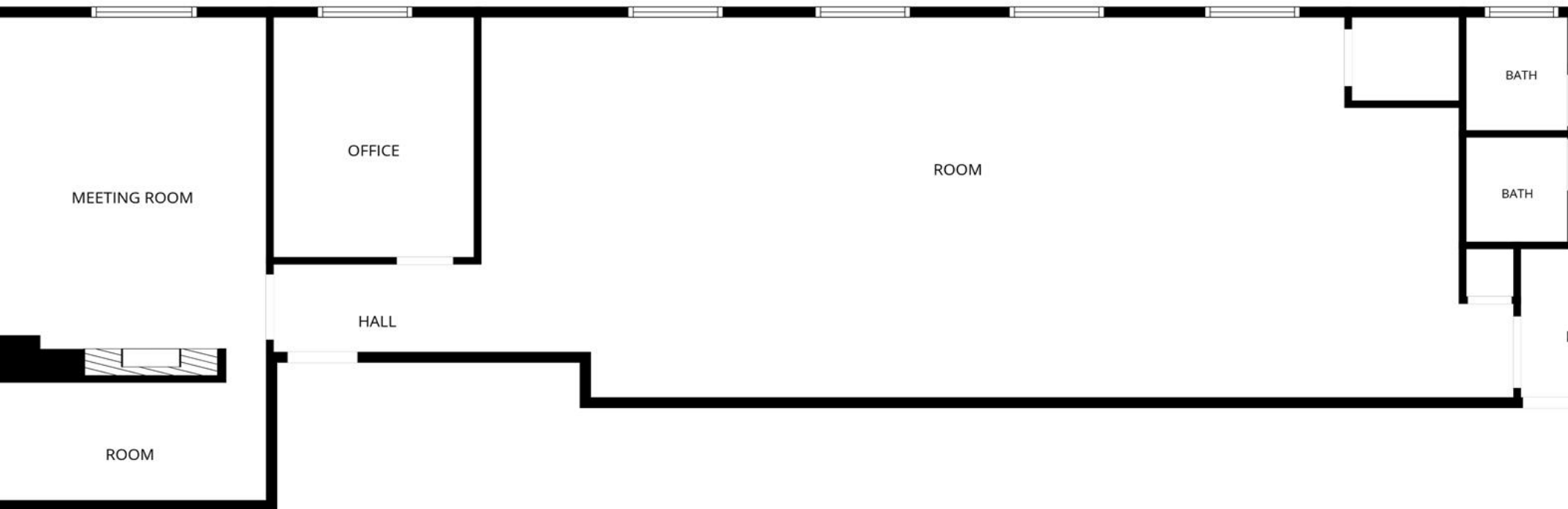
Largest Employers

Component Distributors Inc	1 to 4
Vspci LLC	6
Winter Park Recreational Association	2
UNUM:collaborative	1
Swain Law, LLC	1
Ciruli Associates	Not specified
O'Connor & CO CPAs	Not specified
PeopleReady	Not specified

Denver County GDP Trend

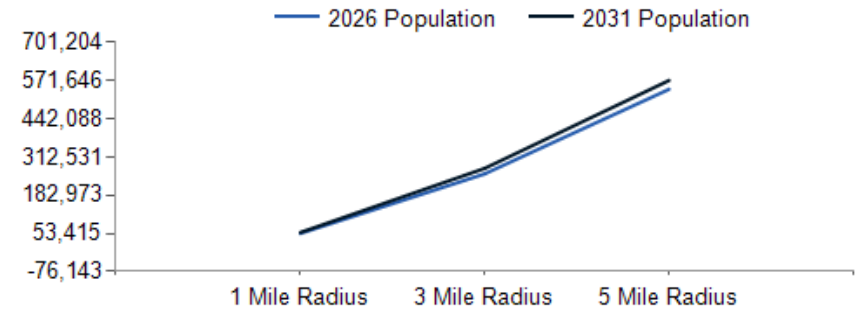




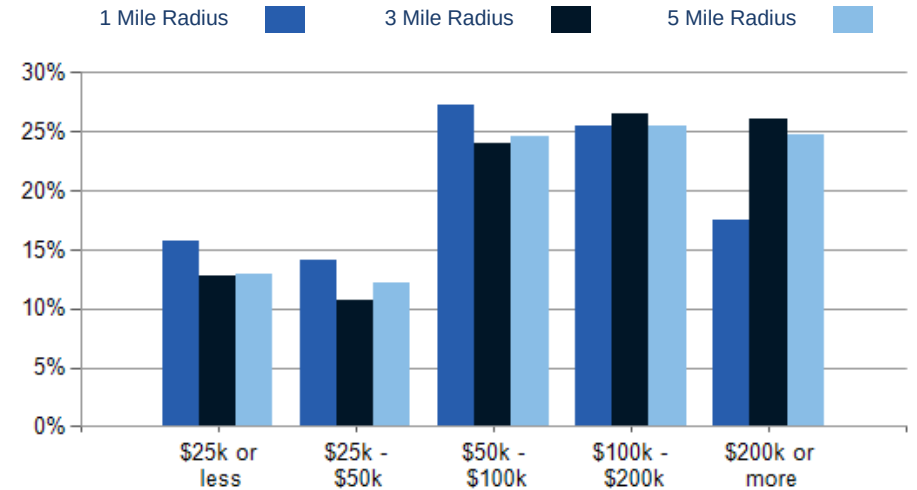


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40,699	172,900	419,263
2010 Population	42,540	178,872	429,747
2026 Population	53,415	255,113	541,773
2031 Population	56,589	273,858	571,646
2026 African American	3,821	18,856	38,734
2026 American Indian	472	2,679	7,773
2026 Asian	1,622	8,126	19,485
2026 Hispanic	6,805	44,466	141,764
2026 Other Race	2,037	16,249	56,836
2026 White	39,992	181,010	345,540
2026 Multiracial	5,408	27,871	72,764
2026-2031: Population: Growth Rate	5.80%	7.15%	5.40%

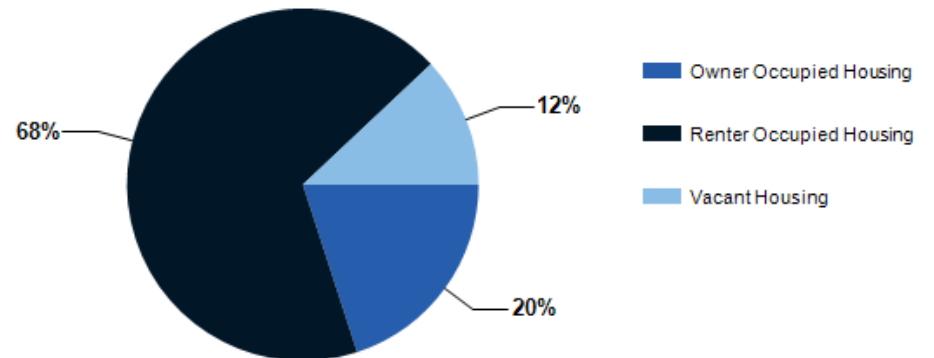
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,349	11,138	21,325
\$15,000-\$24,999	1,928	6,444	11,794
\$25,000-\$34,999	1,976	5,698	12,009
\$35,000-\$49,999	2,764	8,959	19,292
\$50,000-\$74,999	4,759	17,001	33,432
\$75,000-\$99,999	4,342	15,820	29,407
\$100,000-\$149,999	4,983	21,117	38,489
\$150,000-\$199,999	3,534	15,132	26,901
\$200,000 or greater	5,833	35,745	63,458
Median HH Income	\$84,603	\$106,519	\$100,794
Average HH Income	\$128,827	\$161,940	\$154,688



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

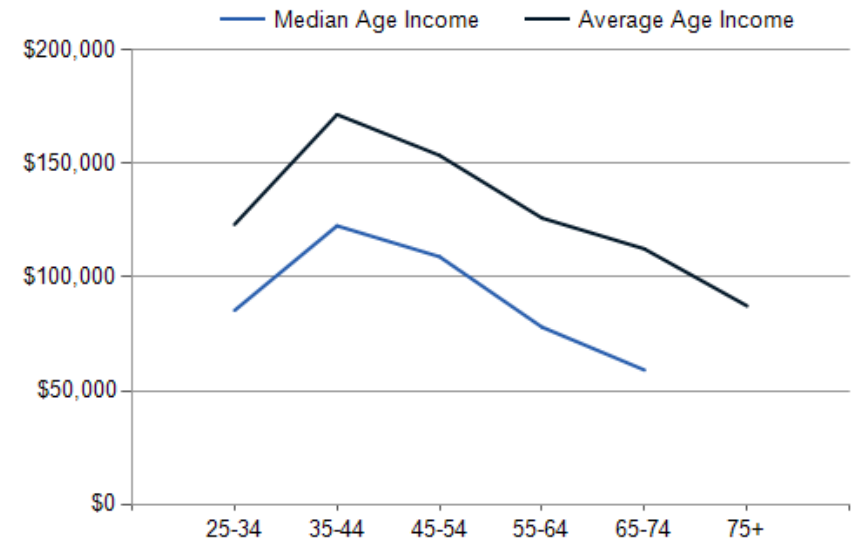
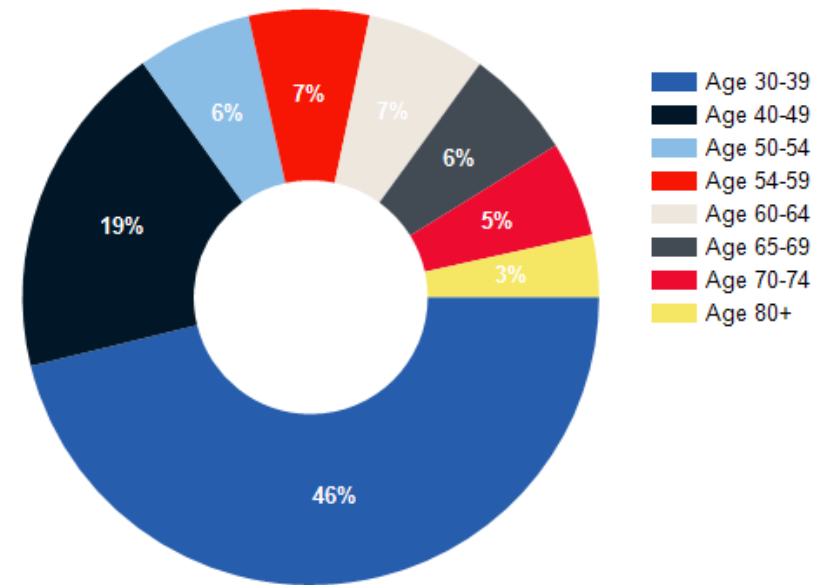


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	9,919	38,364	68,099
2026 Population Age 35-39	5,694	26,577	53,346
2026 Population Age 40-44	3,804	18,993	41,441
2026 Population Age 45-49	2,603	14,384	32,757
2026 Population Age 50-54	2,175	12,116	28,308
2026 Population Age 55-59	2,280	11,499	25,196
2026 Population Age 60-64	2,266	10,603	22,777
2026 Population Age 65-69	2,093	9,660	20,790
2026 Population Age 70-74	1,805	8,583	18,457
2026 Population Age 75-79	1,182	6,682	14,085
2026 Population Age 80-84	613	3,691	7,957
2026 Population Age 85+	428	2,750	6,665
2026 Population Age 18+	49,954	224,908	454,980
2026 Median Age	34	35	35
2031 Median Age	35	36	36

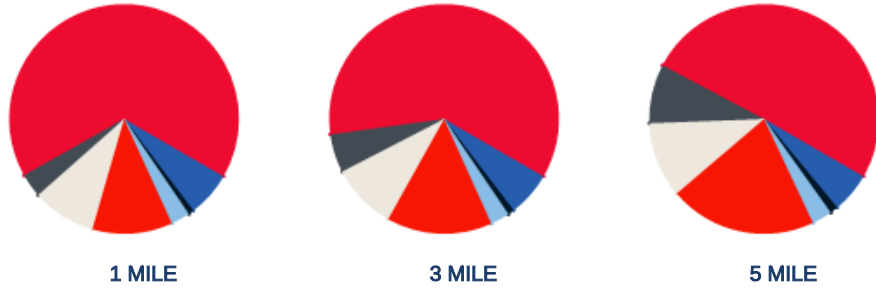
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,353	\$103,128	\$103,028
Average Household Income 25-34	\$123,219	\$150,487	\$151,303
Median Household Income 35-44	\$122,614	\$145,983	\$140,643
Average Household Income 35-44	\$171,612	\$204,256	\$195,630
Median Household Income 45-54	\$108,998	\$145,736	\$130,904
Average Household Income 45-54	\$153,642	\$190,732	\$179,280
Median Household Income 55-64	\$77,975	\$106,583	\$93,847
Average Household Income 55-64	\$126,016	\$163,832	\$152,536
Median Household Income 65-74	\$59,085	\$81,174	\$71,589
Average Household Income 65-74	\$112,425	\$156,505	\$131,654
Average Household Income 75+	\$87,362	\$118,400	\$100,253

Population By Age



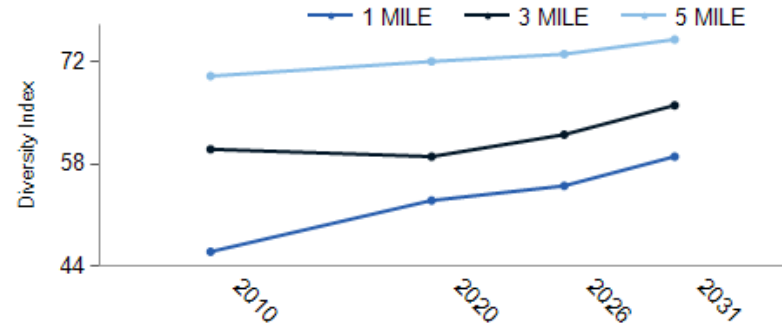
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	66	75
Diversity Index (current year)	55	63	73
Diversity Index (2020)	53	59	72
Diversity Index (2010)	46	60	70

POPULATION BY RACE



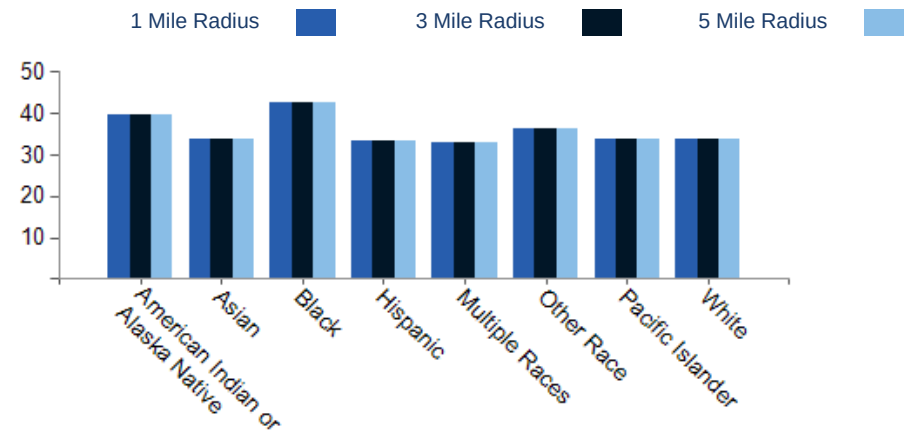
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	6%	6%
American Indian	1%	1%	1%
Asian	3%	3%	3%
Hispanic	11%	15%	21%
Multiracial	9%	9%	11%
Other Race	3%	5%	8%
White	66%	60%	51%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	38	37
Median Asian Age	34	35	35
Median Black Age	43	39	37
Median Hispanic Age	33	33	33
Median Multiple Races Age	33	32	32
Median Other Race Age	36	34	34
Median Pacific Islander Age	34	34	32
Median White Age	34	35	36

2026 MEDIAN AGE BY RACE



Alta Court Lofts

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