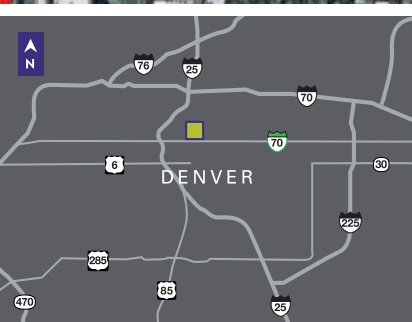
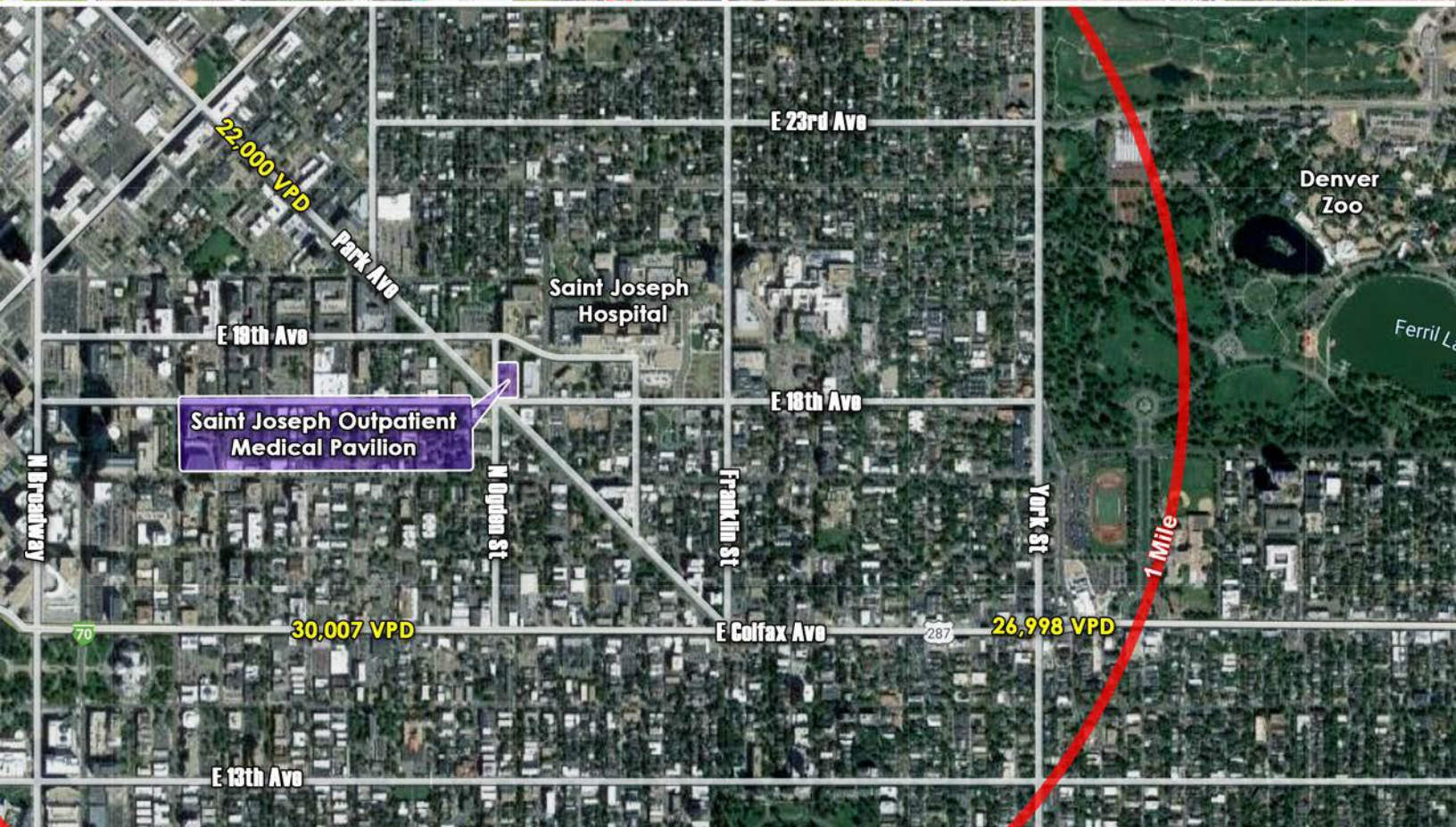


► ST JOSEPH OUTPATIENT MEDICAL PAVILION

NE Corner of 18th Ave @ N Ogden St in Denver, Colorado 80218



LOCATED NEAR SAINT JOSEPH HOSPITAL



VEHICLES PER DAY		AVERAGE INCOME		POPULATION	
Highway 287 west of Park Ave	30,007	1 Mile	\$111,473	1 Mile	47,157
Highway 287 east of Park Ave	26,998	3 Miles	\$141,044	3 Miles	236,074
Park Ave north of East 19th St	22,000	5 Miles	\$142,044	5 Miles	495,363
Park Ave south of East 19th St	14,001				



Kevin O'Neil

469-998-8982

koneil@frpltd.com



WWW.FRPLTD.COM

► ST JOSEPH OUTPATIENT MEDICAL PAVILION

NE Corner of 18th Ave @ N Ogden St in Denver, Colorado 80218



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/saint-joseph-outpatient-medical-pavilion

Lat/Lon: 39.7457/-104.9748

Saint Joseph Outpatient Medial Pavilion Denver, CO 80218	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	47,157	236,074	495,363
2028 Projected Population	49,419	253,975	533,922
2020 Census Population	46,795	233,338	489,364
2010 Census Population	38,016	180,896	411,901
Projected Annual Growth 2023 to 2028	1.0%	1.5%	1.6%
Historical Annual Growth 2010 to 2023	1.8%	2.3%	1.6%
2023 Median Age	34.1	34.6	34.6
Households			
2023 Estimated Households	29,817	125,625	232,118
2028 Projected Households	31,539	136,030	252,498
2020 Census Households	29,252	122,828	226,963
2010 Census Households	23,679	94,263	187,372
Projected Annual Growth 2023 to 2028	1.2%	1.7%	1.8%
Historical Annual Growth 2010 to 2023	2.0%	2.6%	1.8%
Race and Ethnicity			
2023 Estimated White	72.4%	70.9%	66.2%
2023 Estimated Black or African American	9.6%	8.5%	7.6%
2023 Estimated Asian or Pacific Islander	3.0%	3.5%	4.2%
2023 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.3%
2023 Estimated Other Races	13.9%	16.1%	20.8%
2023 Estimated Hispanic	19.5%	21.2%	27.3%
Income			
2023 Estimated Average Household Income	\$111,473	\$141,044	\$142,044
2023 Estimated Median Household Income	\$83,529	\$101,611	\$100,271
2023 Estimated Per Capita Income	\$71,203	\$75,469	\$66,849
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.1%	4.7%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.2%	4.7%
2023 Estimated High School Graduate	12.1%	10.3%	13.8%
2023 Estimated Some College	14.7%	12.8%	14.0%
2023 Estimated Associates Degree Only	5.2%	4.5%	4.8%
2023 Estimated Bachelors Degree Only	40.2%	40.5%	35.0%
2023 Estimated Graduate Degree	23.6%	25.6%	23.0%
Business			
2023 Estimated Total Businesses	5,925	22,871	38,752
2023 Estimated Total Employees	77,741	254,065	378,785
2023 Estimated Employee Population per Business	13.1	11.1	9.8
2023 Estimated Residential Population per Business	8.0	10.3	12.8



Kevin O'Neil

📞 469-998-8982

✉️ koneil@frpltd.com



WWW.FRPLTD.COM

► ST JOSEPH OUTPATIENT MEDICAL PAVILION

NE Corner of 18th Ave @ N Ogden St in Denver, Colorado 80218



INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

IABS 1-0



Licensed Broker / Broker Firm Name or Primary
Assumed Business Name

License No.

Email

Phone

Designated Broker Firm Name or

License No.

Email

Phone

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

Sales Agent / Associate's Name

License No.

Email

Phone

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



Kevin O'Neil

469-998-8982

koneil@frpltd.com



WWW.FRPLTD.COM