



# 7-ELEVEN WASHINGTON

6331-6341 Washington Street  
Denver, CO 80216

**Convenient access**  
to Washington Street, E. 64th  
Avenue, I-25, and I-76

**Established 7-11**  
convenience store on site

**RETAIL SPACE | 100% LEASED**

**CONTACT AGENT  
FOR INFORMATION**

## PROPERTY HIGHLIGHTS



### POPULATION

3 mile	103,683
5 mile	410,826



### AVG. HOUSEHOLD INCOME

3 mile	\$62,639
5 mile	\$79,775



### DAYTIME EMPLOYEES

3 mile	59,908
5 mile	281,854

**Vacant land**  
adjacent to convenience store  
available for outdoor storage



### TRAFFIC COUNTS

WASHINGTON STREET @  
E. 64TH AVENUE (SOUTH BOUND)-  
12,474 VPD (2018, MPSI)



**MATRIX**  
GROUP, INC.

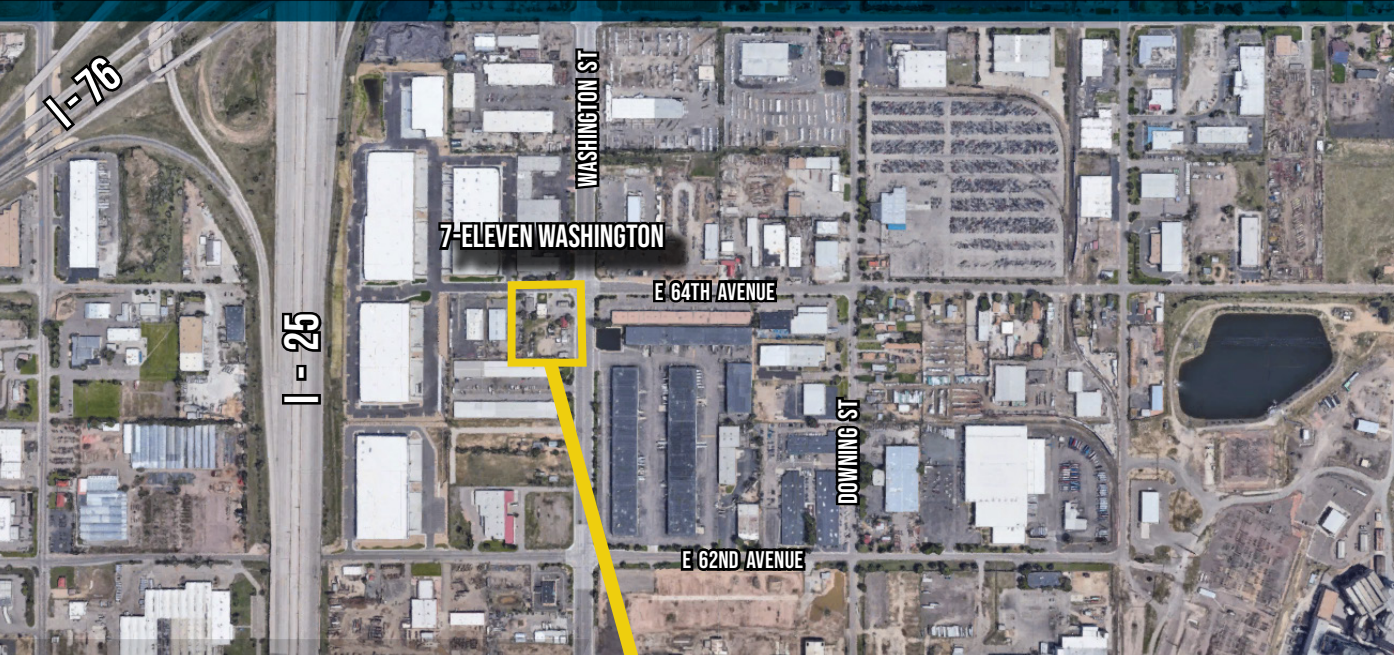
1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**LAUREN QUIRAM**  
LEASING AGENT  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
303-300-5271

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.



# 7 - ELEVEN WASHINGTON



## CONTACT AGENT FOR INFORMATION

- 7-11 gas station and convenience store on site
- Adjacent vacant land available for outdoor storage - great for construction materials or personal storage!

**LAUREN QUIRAM**  
LEASING AGENT  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
303-300-5271

1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

