



Kensing LoHi
1643 Boulder Street, Denver, CO 80211

2,700 SF
Flagship Restaurant/Retail
Opportunity (Divisible)



DELIVERING JULY 2026

For leasing information, contact

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Stuart Zall
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A rare opportunity to establish a **neighborhood-defining concept** in the heart of LoHi—one of Denver's most dynamic and sought-after dining districts.



Kensing LoHi

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Full Restaurant Infrastructure Installed:

grease duct, grease trap, gas, electrical, and water roughed in.

Start your build-out day one, not month six.

Available Space

Suite A: 1,800 SF

Suite B: 900 SF

Combined: 2,700 SF

Overview

Introducing **Kensing LoHi**, a boutique mixed-use development featuring **35 luxury for-sale residences** above curated ground-floor retail, delivering July 2026.

Located along Boulder Street in the heart of LoHi, the project offers a **rare opportunity for a retail or restaurant operator to establish a presence within one of Denver's most walkable and affluent urban neighborhoods.**

Two retail suites totaling **2,700 SF** are available, with a **strong preference for a single operator to create a cohesive flagship concept**, though the spaces can be leased individually.

Lease collaborations starting now have the most flexibility with delivery in July 2026.

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Positioned for High-Performing Concepts

- ✓ Restaurant or fast-casual dining
- ✓ Coffee or bakery concepts
- ✓ Ice cream or dessert shops
- ✓ Boutique fitness or wellness
- ✓ Service-oriented business

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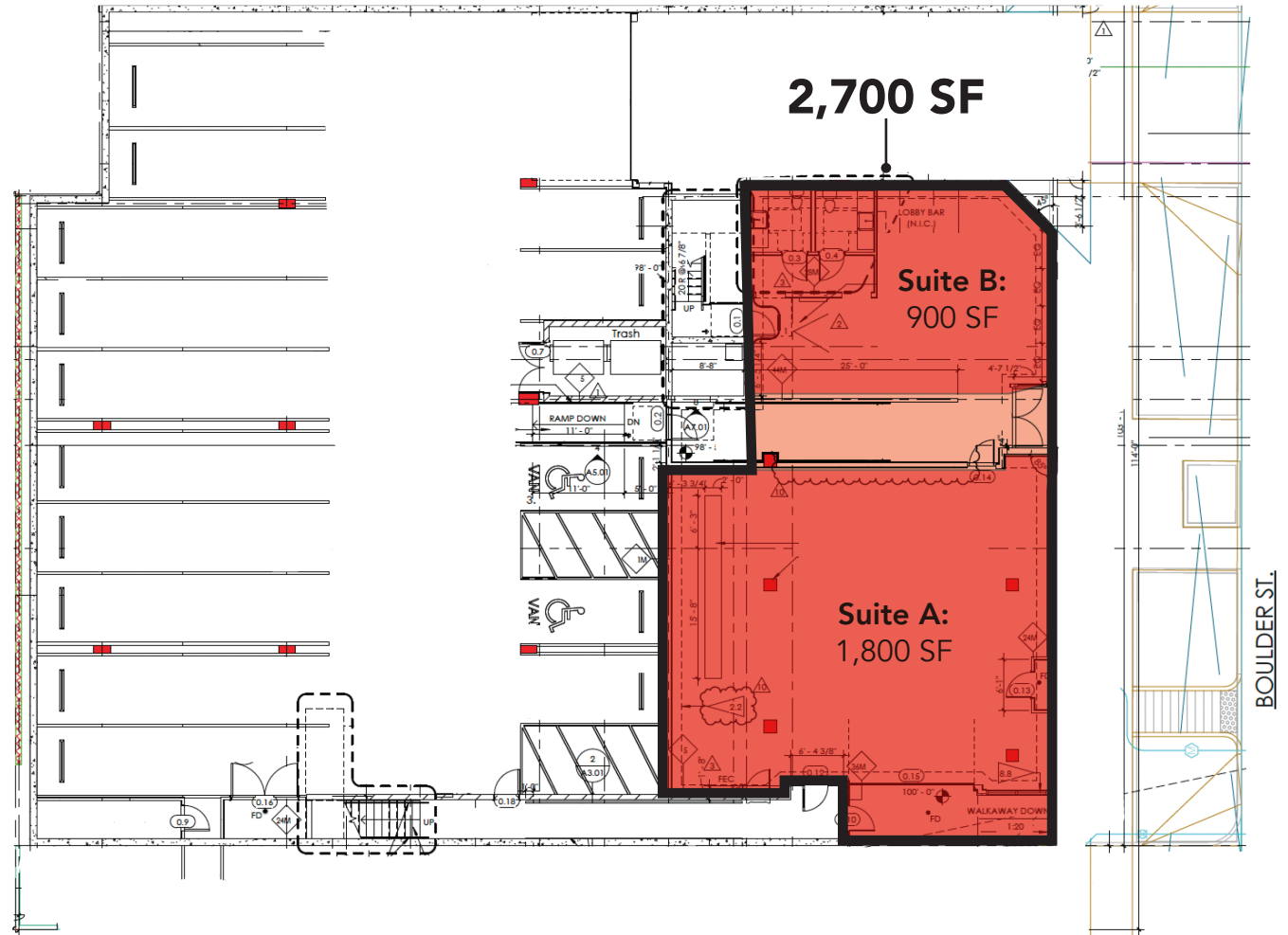
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Two Ground Floor Retail Spaces For Lease

1,800 SF & 900 SF

Kensing LoHi

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Unmatched LoHi Location

Situated along Boulder Street between 16th and 17th Streets, Kensing LoHi is embedded within one of Denver's most vibrant and established dining corridors.






Surrounded by top-performing restaurant concepts including Linger, El Five, and Postino, the area draws **consistent foot traffic from both local residents and destination diners.**

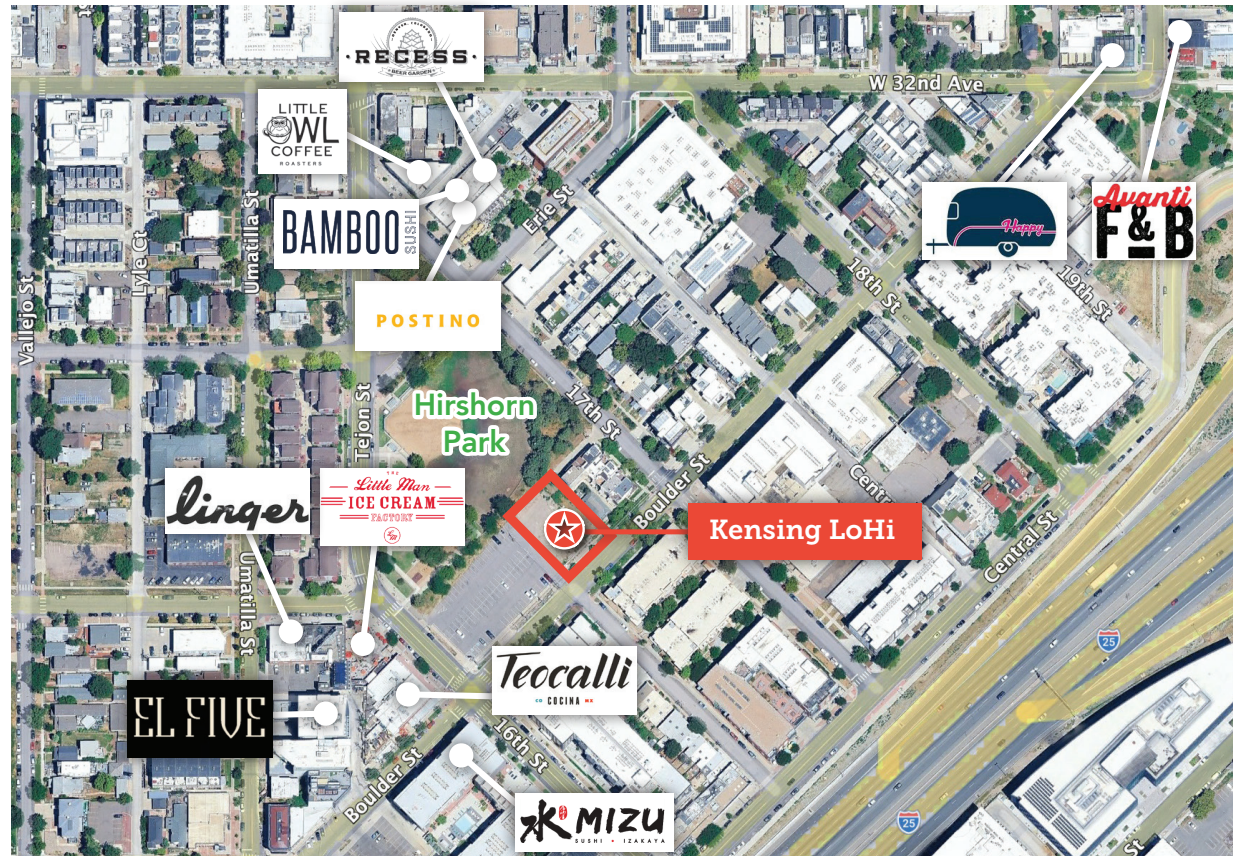
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35 for-sale residences above means a built-in, high-income customer base from day one.

Demographics

1 Mile	3 Miles	5 Miles
 Median Household Income		
\$107,872	\$85,205	\$80,149
 Median Age		
34.6	35.3	36.5
 Population		
36,063	218,586	458,357
 Households		
21,197	113,110	216,991
 Total Specified Consumer Spending		
\$741.6M	\$3.8B	\$7.4B



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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

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or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

/s/ Stuart Zall (original signature on file and available upon request)

Broker