



## TURNKEY SALON OR RETAIL FOR LEASE IN JEFFERSON PARK

2931 W 25th Avenue, Unit 102, Denver, CO 80211

Available Space: 1,186 SF + Patio and Courtyard  
Lease Rate: \$39/SF/YR | NNN: \$8.50

Montana Rae Broker Associate | [Montana@henrygroupre.com](mailto:Montana@henrygroupre.com) | 970.618.6257



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## PROPERTY OVERVIEW

Turnkey hair salon or retail space in the heart of Jefferson Park, one of West Denver's top mixed-use neighborhoods.

The suite is built out as a salon and features exposed brick walls, wash sinks, a kitchenette/color-mixing area, a private restroom, and a small office. The space also features a patio surrounding the entrance and rear courtyard area.

The building, Highland Hall, includes two second-floor residential units and ground-floor retail, including William Paul Floral Design, creating built-in foot traffic and neighborhood synergy.

## WELCOME TO JEFFERSON PARK

Jefferson Park is one of West Denver's most vibrant and walkable neighborhoods, bordered by Speer Boulevard, the Platte River, Colfax Avenue, and Federal Boulevard. The area offers easy access to Downtown Denver, nearby parks, and North Denver's thriving commercial corridors.

The combination of residential density, neighborhood retail, and destination amenities in Jefferson Park make this submarket especially appealing for service-oriented and customer-facing businesses.

### Neighboring Tenant Mix:

Surrounding businesses include Curry Grill Indian Restaurant, Parkside Liquors, Sexy Pizza, Jefferson Park Pub, Cheyenne River Nails, Tuft Construction, Sweet Action Ice Cream, 2914 Coffee, Lockhart & Co Barber Shop, and more—reinforcing Jefferson Park's position as a lively neighborhood retail hub.

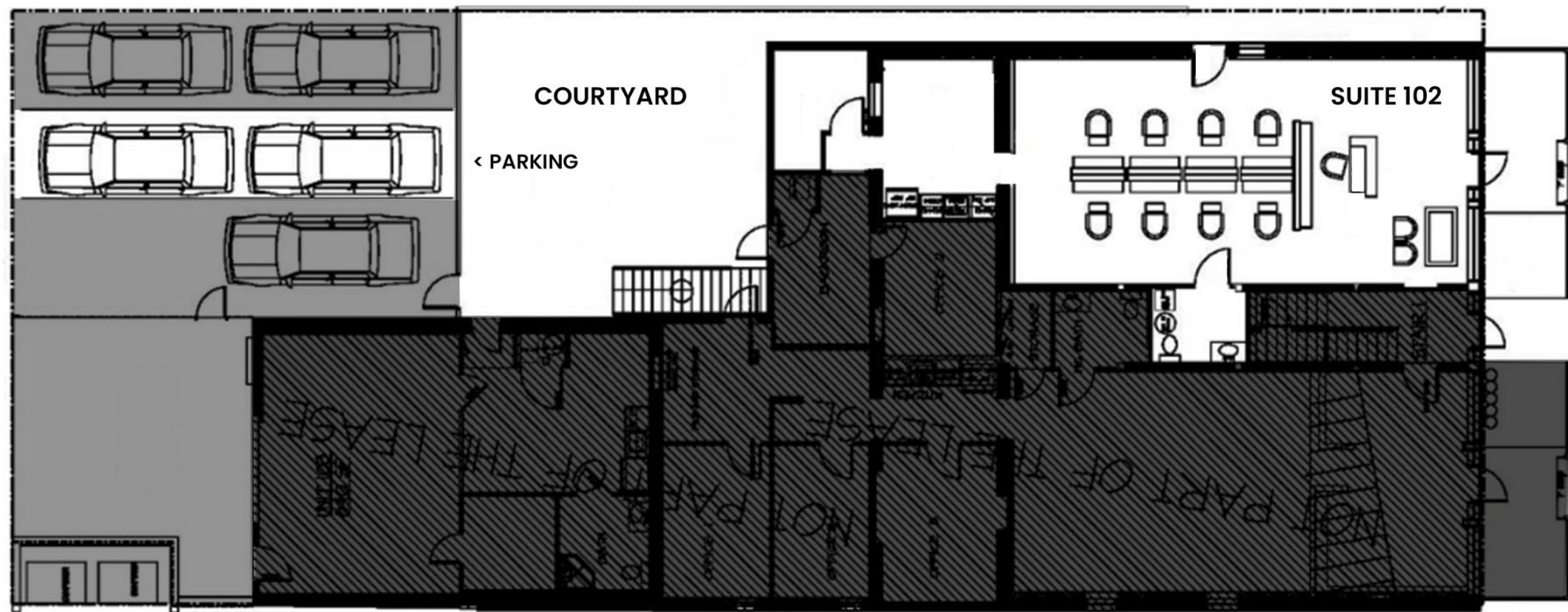
## PROPERTY HIGHLIGHTS

- Ideal for salon, studio, or general retail use
- Turnkey salon buildout with sinks, kitchenette, office, and private restroom
- Excellent natural light and interior brick detailing
- 2 reserved parking spaces included in the lease rate (tandem)

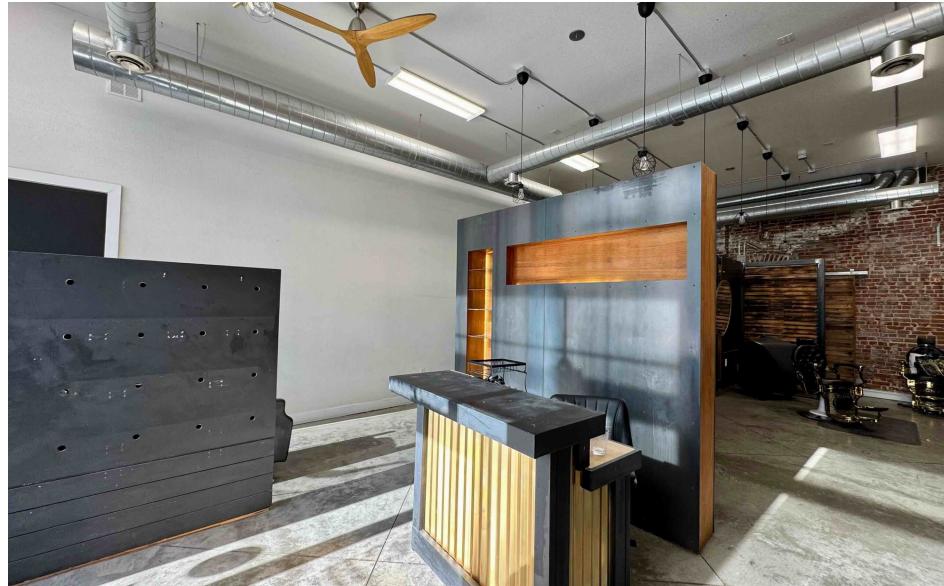


<b>Available Space</b>	<b>Unit 102   1,186 SF + Patio and Courtyard</b>
<b>Lease Rate</b>	<b>\$39/SF/YR   NNN's \$8.50/SF/YR</b>
<b>Availability</b>	<b>Available Now</b>

Building Name	Highland Hall   2931 W 25th Ave Unit 102
Property Address	2931 W 25th Avenue, Suite 102 Denver, CO 80211
Type	Retail (Salon) – Mixed-Use Building
Building Size	6,000 SF
Year Built	2008
Zoning	G-MX-3



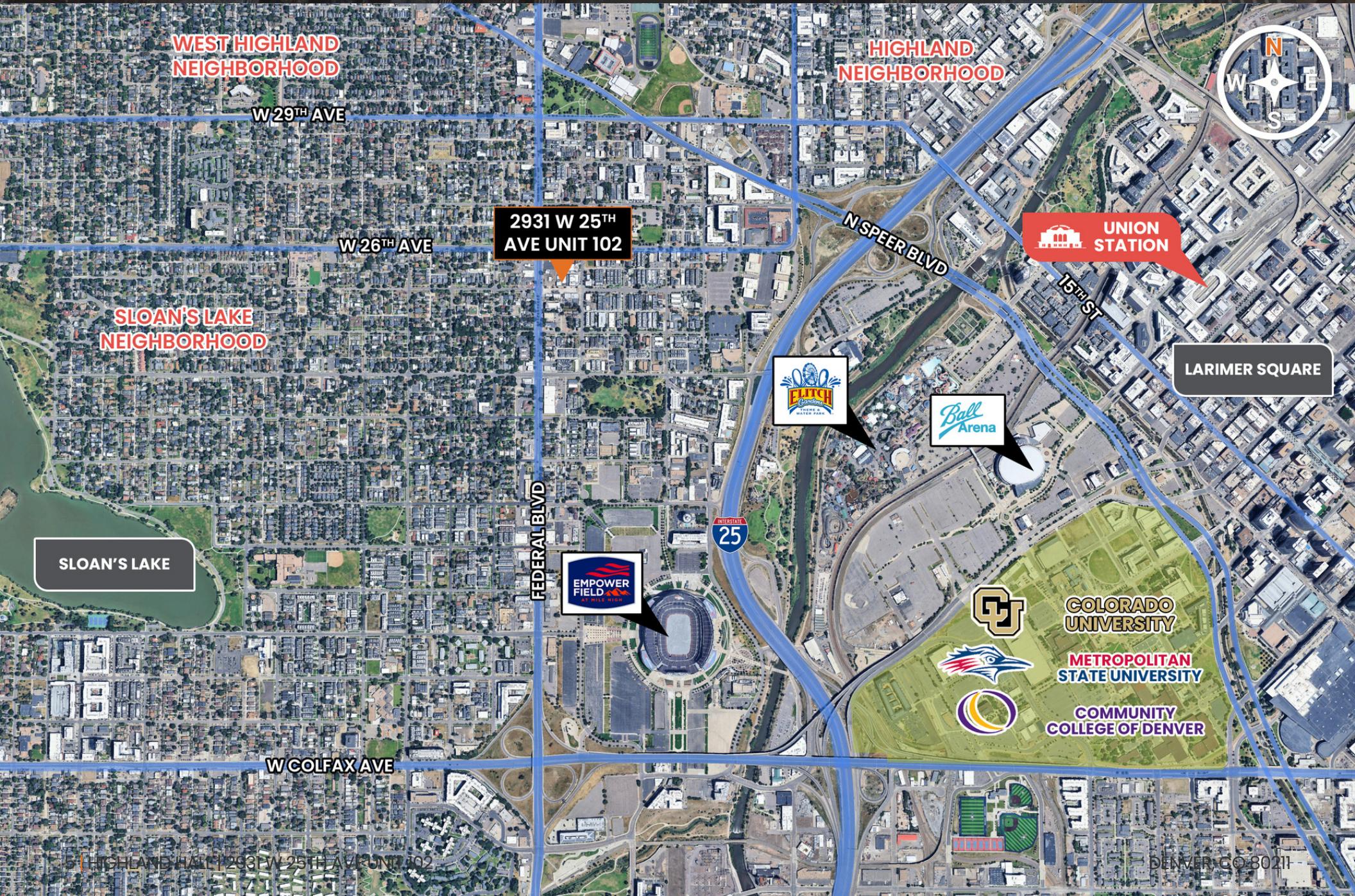
## ADDITIONAL PHOTOS





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AREA MAP



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