



# 3390 W 32nd Ave #B

Denver, CO 80221

## Property Overview

Located within The Julian Shops, this ±1,218 SF retail storefront offers an exceptional opportunity to lease space in one of Denver's most vibrant urban corridors. Built in 1948 and thoughtfully maintained, this single-story property combines neighborhood charm with high visibility along West 32nd Avenue in the heart of the Highlands.

The space features an open floor plan suitable for boutique retail, specialty services, or a small fitness or wellness concept. With a parking lot just across the street from the building and proximity to several well-known local businesses, this site delivers both convenience and strong customer traffic.

## Investment Highlights

Positioned at the southeast corner of West 32nd Avenue and Julian Street, this property benefits from consistent pedestrian and vehicular activity within Denver's sought-after Highlands neighborhood—a lively mix of restaurants, retail, and residential density.

Nearby national and local tenants include El Camino, Sweet Cow, Chipotle, Three Dogs Tavern, and CorePower Yoga, all of which drive steady foot traffic. The surrounding area's demographics support strong consumer spending and urban lifestyle demand, making this an attractive long-term retail location.

Category	Details
Street	3390 W 32nd Avenue, Unit B
City, State, Zip Code	Denver, CO 80221
Building Name	The Julian Shops
Lease Type	NNN
Lease Rate	\$32.00 PSF
NNN Charges	\$15.80 PSF
Building Size	±6,574 SF total
Available Space	±1,218 SF
Building Type	Retail / Storefront
Year Built	1948
Stories	1
Walk Score	95 / 100
Transit Access	Bus Line
Parking	Parking lot across the street



## Location Highlights



**Prime Location:** Positioned at the southeast corner of West 32nd Avenue and Julian Street in Denver's highly sought-after Highlands neighborhood.



**High Activity:** Benefits from consistent pedestrian and vehicular traffic.



**Vibrant Mix:** Located within a lively neighborhood featuring a strong mix of restaurants, retail, and residential density.



**Favorable Demographics:** The surrounding area supports strong consumer spending and high urban lifestyle demand.



**Long-Term Value:** Considered an attractive long-term retail location.

## Floor Plan

Floor plan is created by Cubicasa App. Measurements deemed highly reliable but not guaranteed.



## Demographic Summary

Radius	Population	Average HH Income	Median Age
1 Mile	27,540	\$144,500	35.8
3 Miles	181,620	\$123,400	36.7
5 Miles	409,850	\$111,200	37.5

## Traffic Count

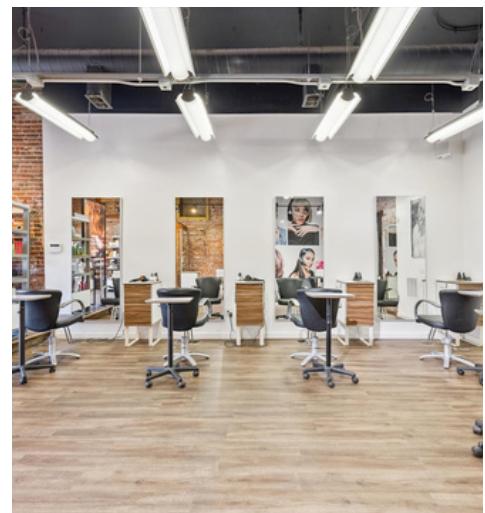
Roadway	Vehicles Per Day (VPD)
West 32nd Avenue	±13,200 VPD
Julian Street	±5,100 VPD



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## Property Photos



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Each Office Is Independently  
Owned and Operated.

## Nearby Establishments

