



**FOR LEASE  
NEIGHBORHOOD RETAIL IN PLATT PARK/DU AREA**

2383 S Downing Street, Denver, CO 80210

Available Space: 2,000 SF

Lease Rate: \$26/SF/YR

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## OFFERING SUMMARY

Well-located 2,000 SF street-level retail space available in a single-level neighborhood strip along South Downing Street, serving a stable residential base with strong daytime activity. The property sits just south of DU and adjacent to Platt Park, in a corridor characterized by long-standing service and lifestyle businesses.

The space is best suited for service-oriented, professional, wellness, or specialty retail tenants seeking visibility, ease of access, and long-term tenancy. The prior use was a dispensary; cannabis use is not permitted. The space will be delivered as-is, which is reflected in the lease rate. Two bonus basement spaces are included at no additional charge. Ownership is flexible on rent commencement and will consider free rent to offset tenant improvements for qualified users.

Surrounding tenants include Roaming Buffalo Bar-B-Que, Tonsorium Barber Shop, Green Giraffe Juice Bar, Vivid Vintage Clothing, PHT Home Automation, and 303 Windows, creating a complementary mix of neighborhood-serving businesses.

## WELCOME TO PLATT PARK / SOUTH DOWNING CORRIDOR

Located along South Downing Street just south of the University of Denver, this stretch of Platt Park functions as a true neighborhood-serving retail corridor. The area benefits from a stable residential base, strong daytime population tied to the university and surrounding offices, and consistent foot and vehicle traffic driven by daily-use businesses.

Platt Park is known for its established housing stock, walkability, and demand for professional services, wellness, and specialty retail that integrate seamlessly into the neighborhood. Unlike destination-heavy corridors, South Downing supports long-term, service-oriented tenants who value visibility, accessibility, and repeat local customers.

With proximity to Platt Park, DU, and the broader South Denver trade area, this location offers a durable setting for businesses seeking a neighborhood presence rather than a transient retail environment.



|                        |   |
|------------------------|---|
| Property Address       | 2383 South Downing Street, Denver, CO 80210 |
| Type                   | Street Retail/Storefront Office             |
| Building Size          | 5,900 SF                                    |
| Year Built             | 1946  |
| Zoning                 | G-MX-3                                      |
| <b>Available Space</b> | <b>2,000 SF</b>                             |
| <b>Lease Rate</b>      | <b>\$26/SF/YR</b>                           |
| <b>NNN's</b>           | <b>\$10.00/SF</b>                           |

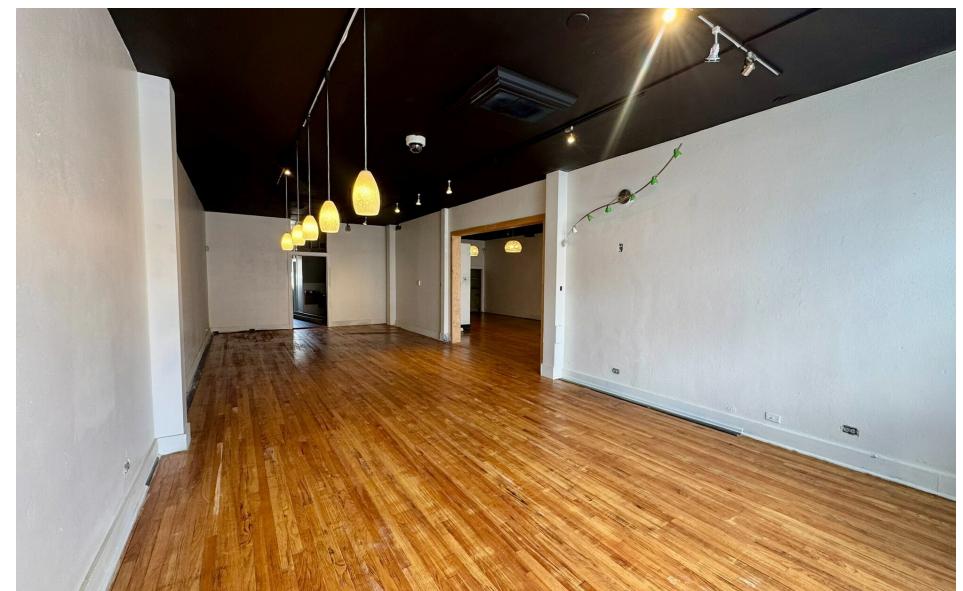
## PROPERTY HIGHLIGHTS

- 2,000 SF retail or storefront personal services space
- Two bonus basement spaces (no charge)
- Available off-street parking
- Strong neighborhood demographics and daytime population
- Rent abatement available to offset improvements (qualified tenants)
- Two restrooms
- Not suitable for restaurant or cannabis use



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## INTERIOR PHOTOS





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## EXTERIOR PHOTOS





| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 466       | 2,123     | 9,620     |
| # of Persons per HH | 2.2       | 2.3       | 2.3       |
| Average HH Income   | \$175,196 | \$169,850 | \$150,792 |
| Average House Value | \$852,454 | \$892,475 | \$900,960 |

Demographics data derived from AlphaMap



RUBY HILL

RUBY HILL PARK &  
LEVITT PAVILION DENVER

OVERLAND GOLF  
COURSE

PLATT PARK

W EVANS AVE

HARVARD GULCH  
PARK

85

S BROADWAY

E YALE AVE

Walmart  
Supercentre

Health  
ONE Swedish  
Medical Center

fresh  
fare KING  
Soopers

CHERRY HILLS  
COUNTRY CLUB

UNIVERSITY OF  
DENVER

2383 S  
DOWNING ST

NEWMAN  
CENTER  
UNIVERSITY OF DENVER

Advent Health

UNIVERSITY  
PARK

S COLORADO BLVD

VIRGINIA VILLAGE

25

UNIVERSITY BLVD

WELLSHIRE  
GOLF COURSE

85

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