



2736 Welton St

2736 Welton St, Denver, CO 80205



DENVER
RETAIL
GROUP

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2736 Welton St

\$30.00 - \$35.00 /SF/Yr

Five Points Plaza is the heart of Five Points. The surrounding area of densely populated single family homes, modern condos, deluxe apartments, and office space is seeking new, fresh, and especially local brands of all types. Join Spangalang, Agave Shores, Welton St. Cafe, Mimosa's, and Rosenberg's Deli today. Space is limited but demand for the right concept is high!...

- On the Welton Street Station light rail P-Line, bringing downtown lunch crowds to you!
- Off-street parking for employees and guests available!
- Pylon signage is available!



Rental Rate: \$30.00 - \$35.00 /SF/Yr

Property Type: Retail

Property Subtype: Storefront Retail/Office

Gross Leasable Area: 13,563 SF

Year Built: 1988

Walk Score ®: 88 (Very Walkable)

Transit Score ®: 55 (Good Transit)

Rental Rate Mo: \$2.92 USD/SF/Mo

1st Floor Ste 107

Space Available	1,948 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	April 01, 2022
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

EXISTING RESTAURANT INFRASTRUCTURE!!! Great QSR, walk-up, or small sit-down restaurant space available. 1,948 square feet with a similarly sized basement is available for tenant use. There is tons of foot traffic for this restaurant as it is situated directly in front of the light rail. Current tenant in place until April 1, 2022.

1

2nd Floor

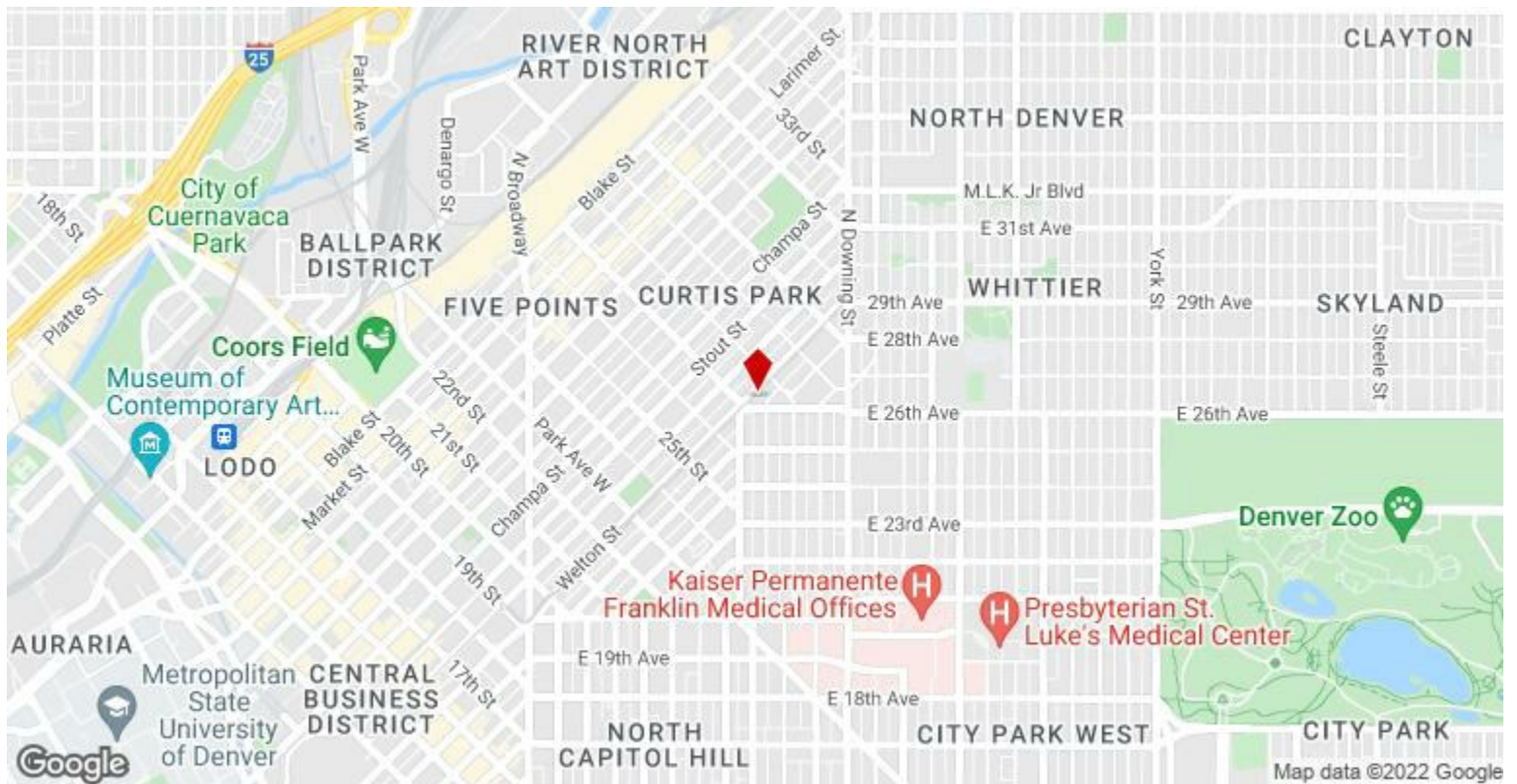
Space Available	3,116 SF
Rental Rate	\$30.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Suite #200 is a spacious office suite that can accommodate multiple enclosed offices with south and west exposure, providing natural light and great views of the streetscape and mountains. There's elevator access, two bathrooms, and various options available to customize the space to your immediate needs.

2

Major Tenant Information

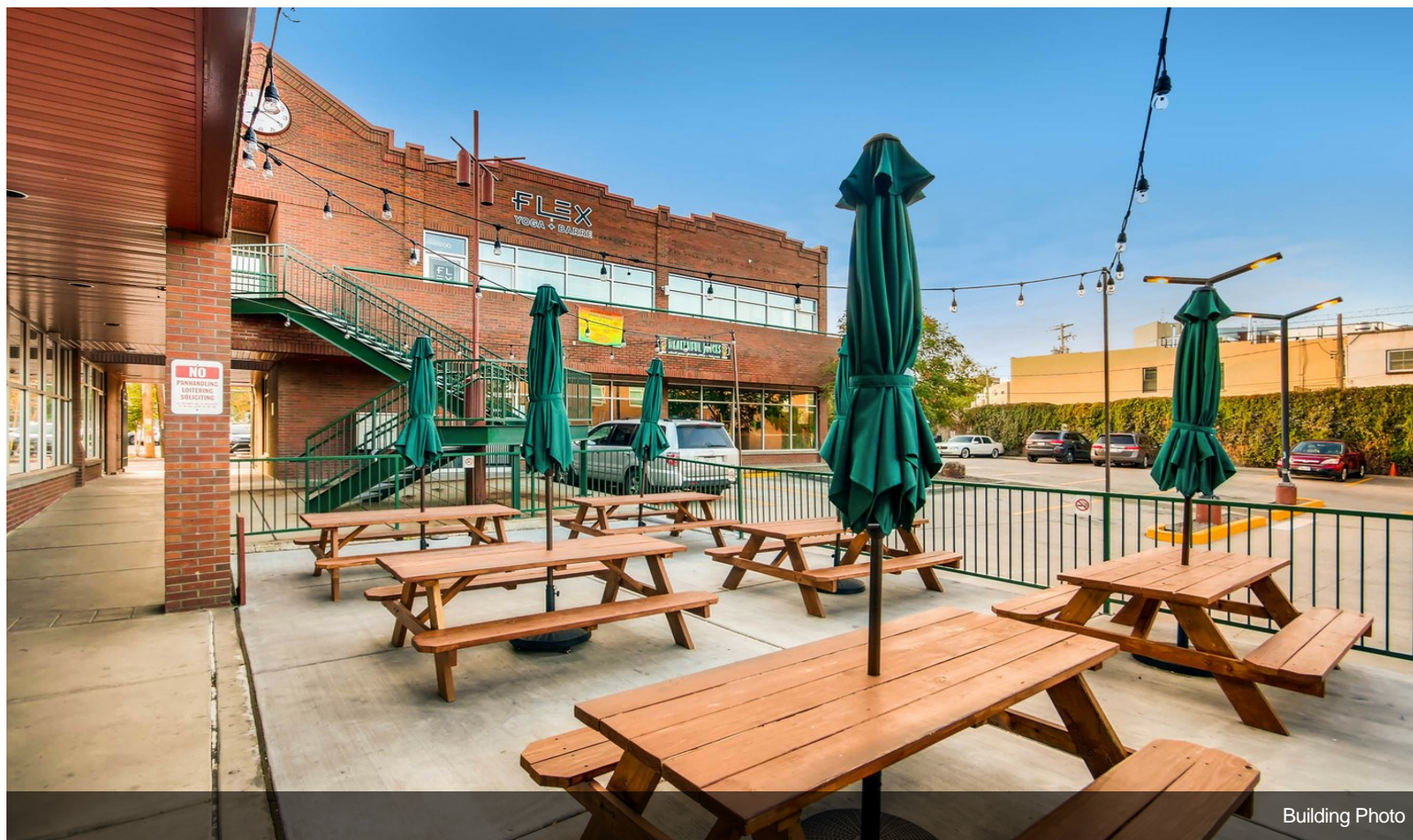
Tenant	SF Occupied	Lease Expired
Spangalang Brewery	-	January 2023



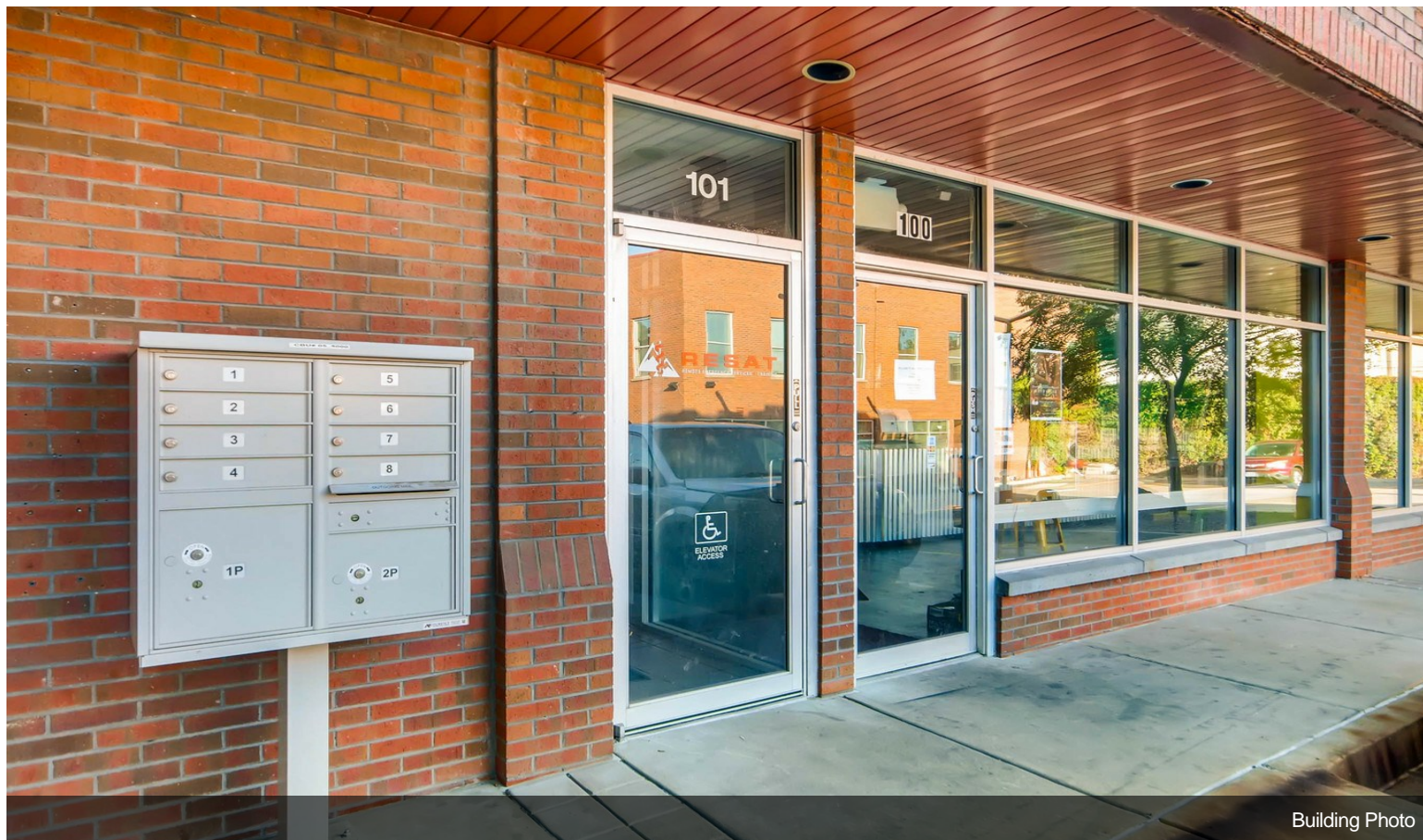
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Property Photos



Building Photo



Building Photo

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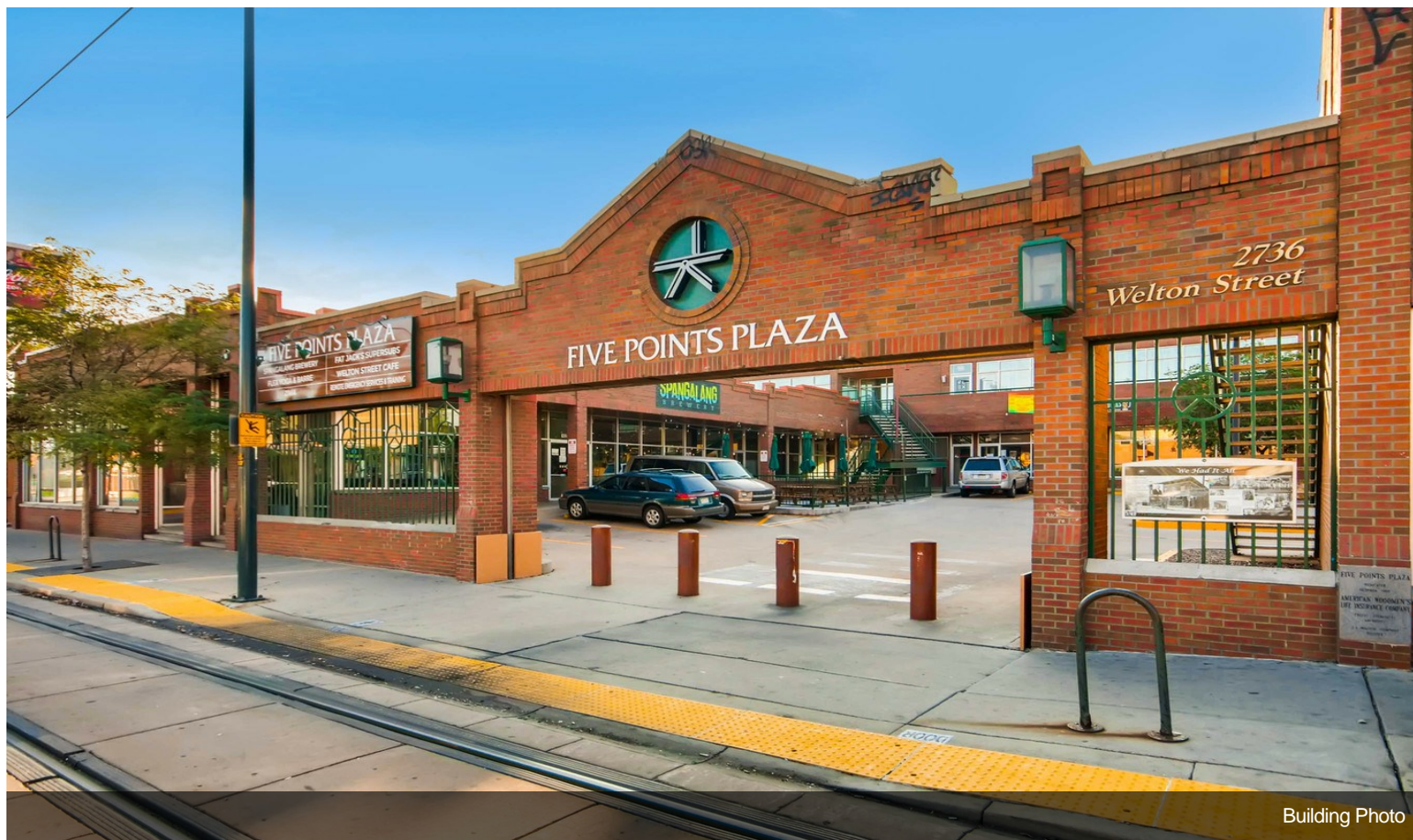


Building Photo



Building Photo

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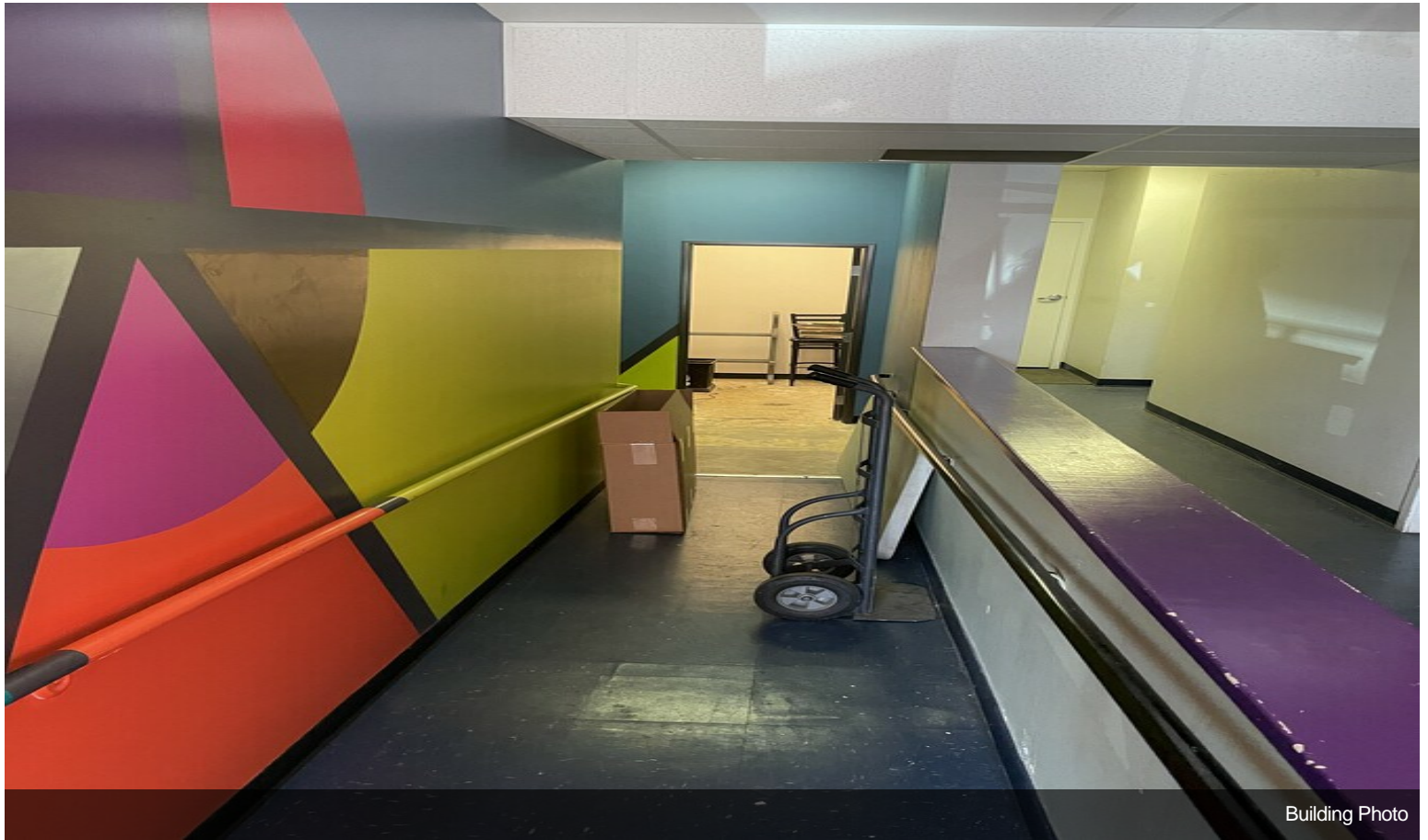


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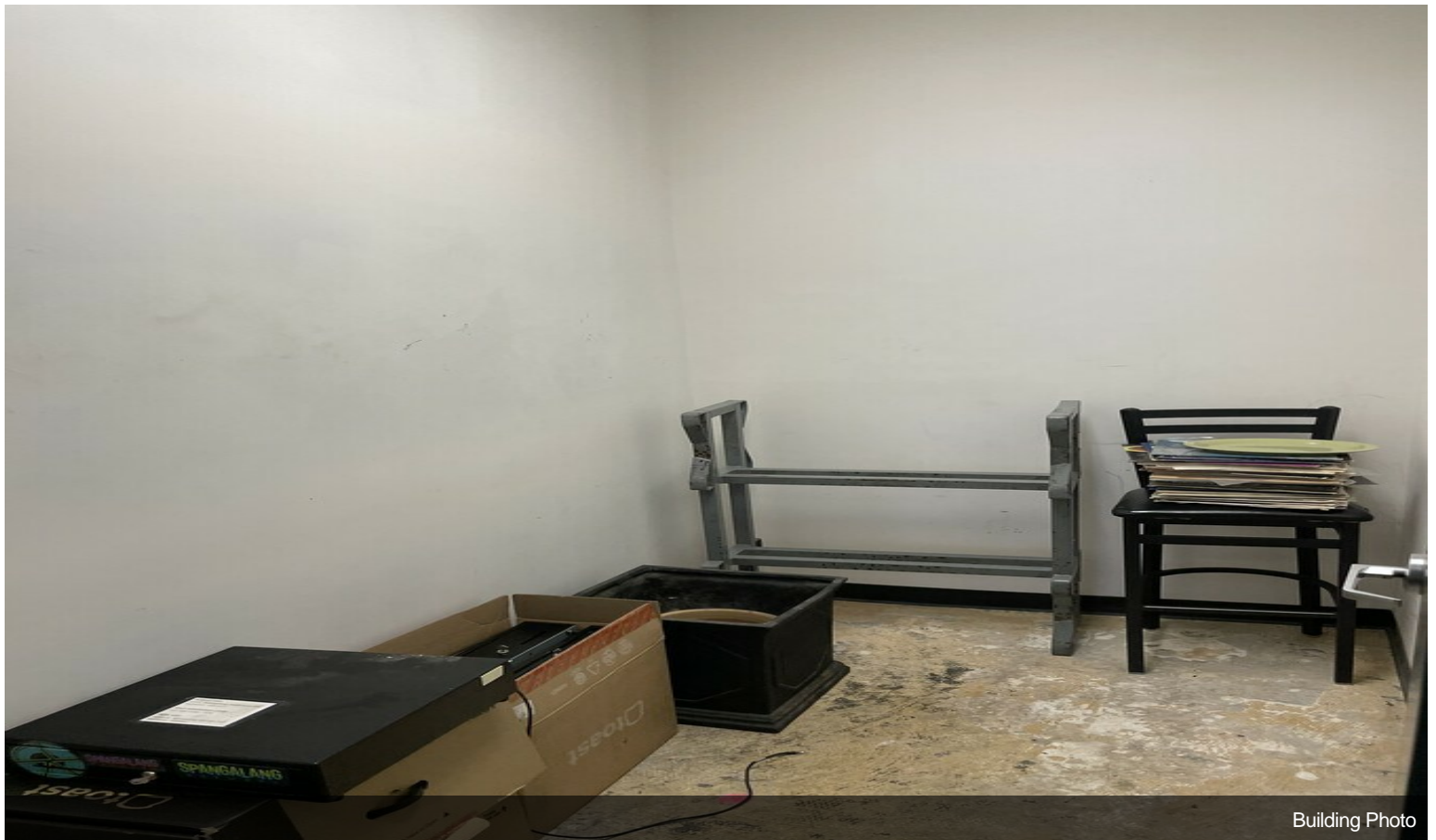


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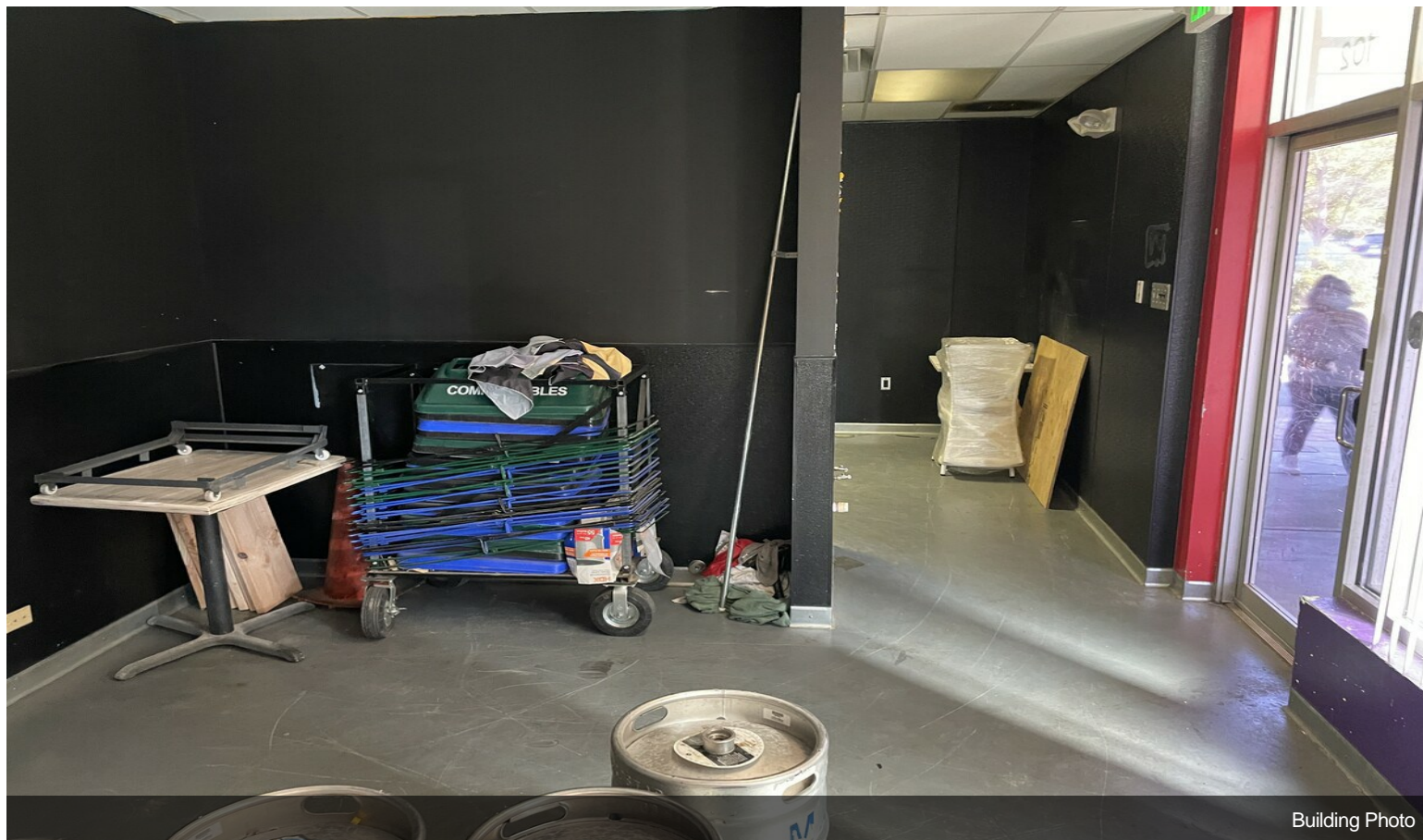


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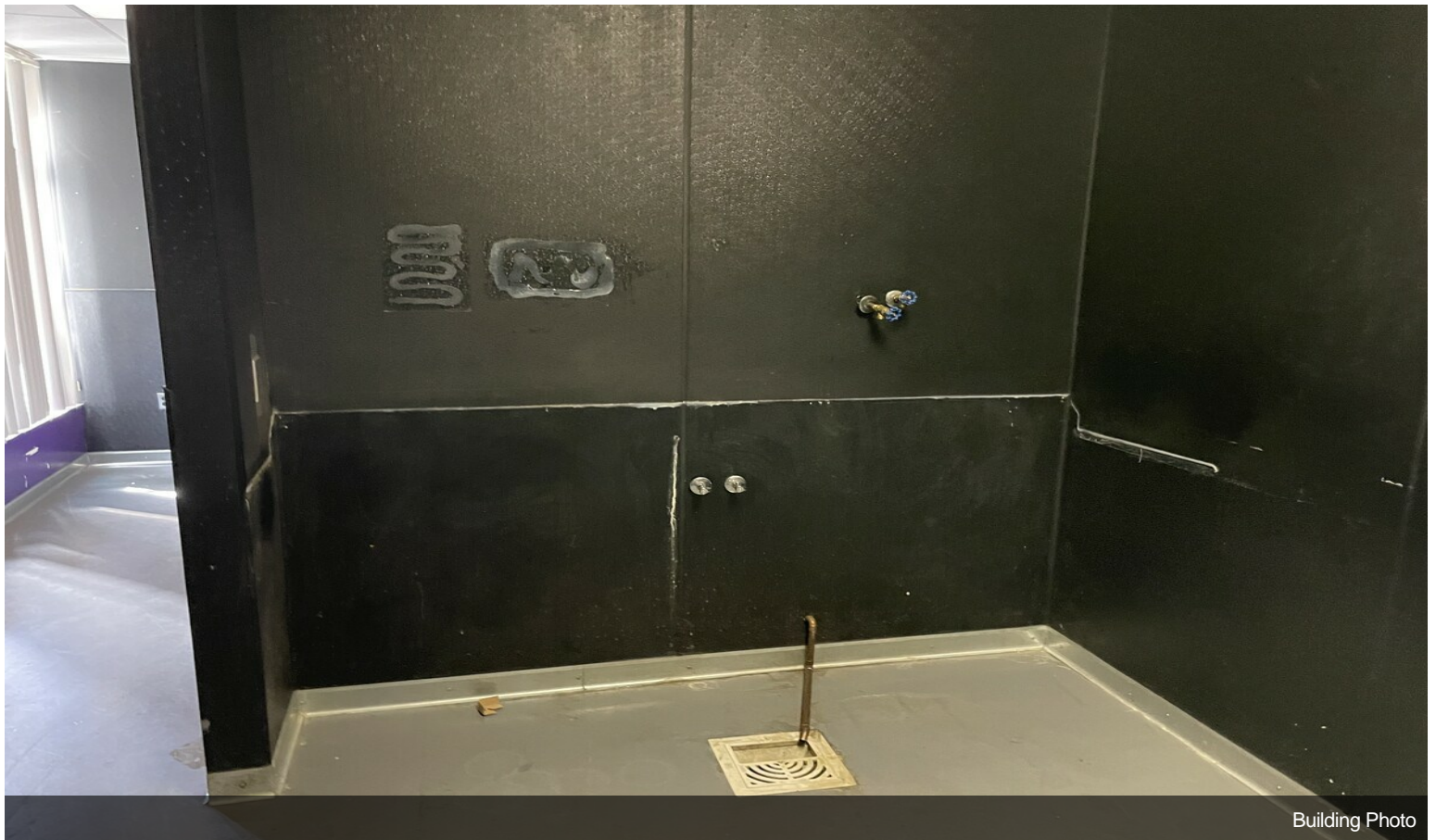


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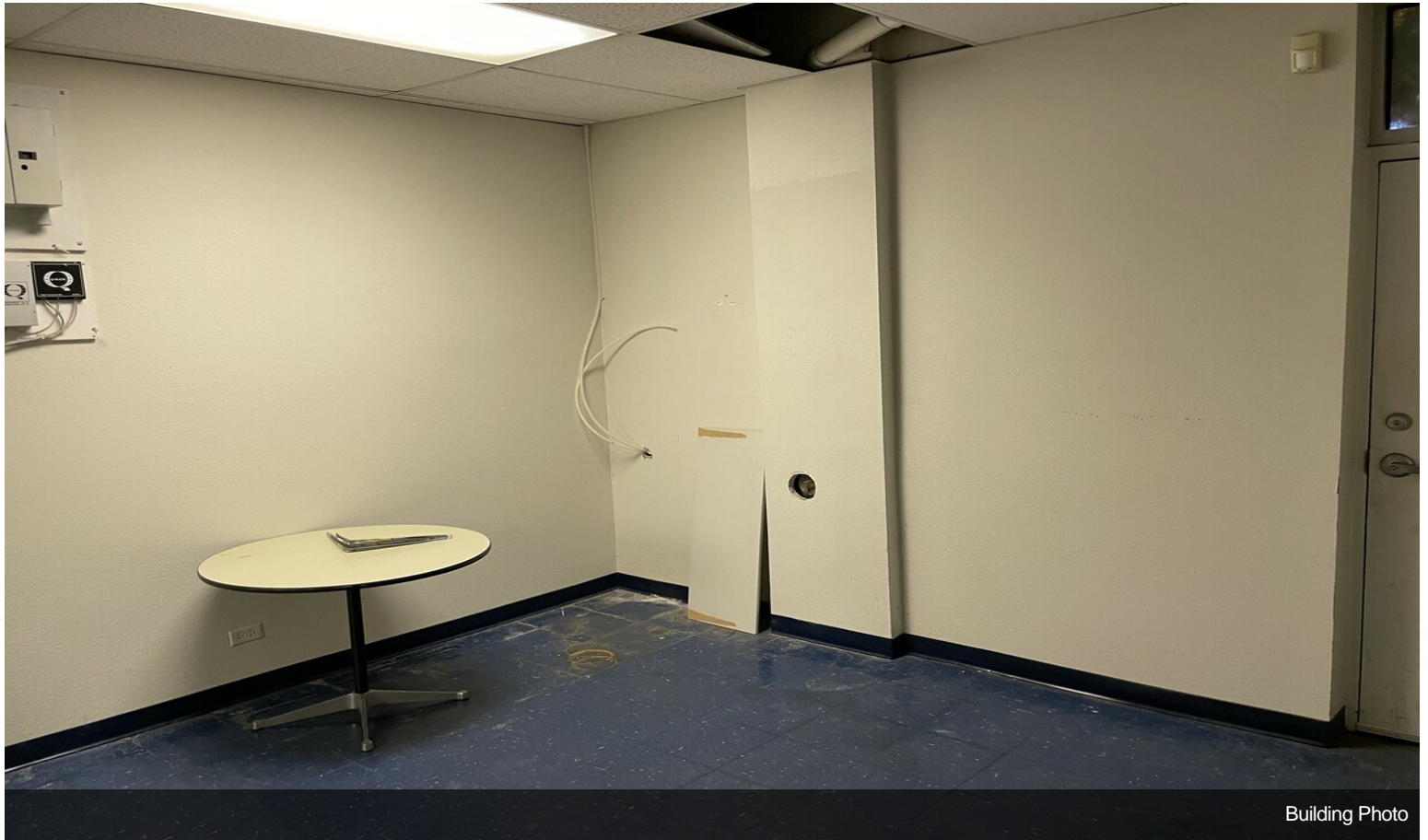


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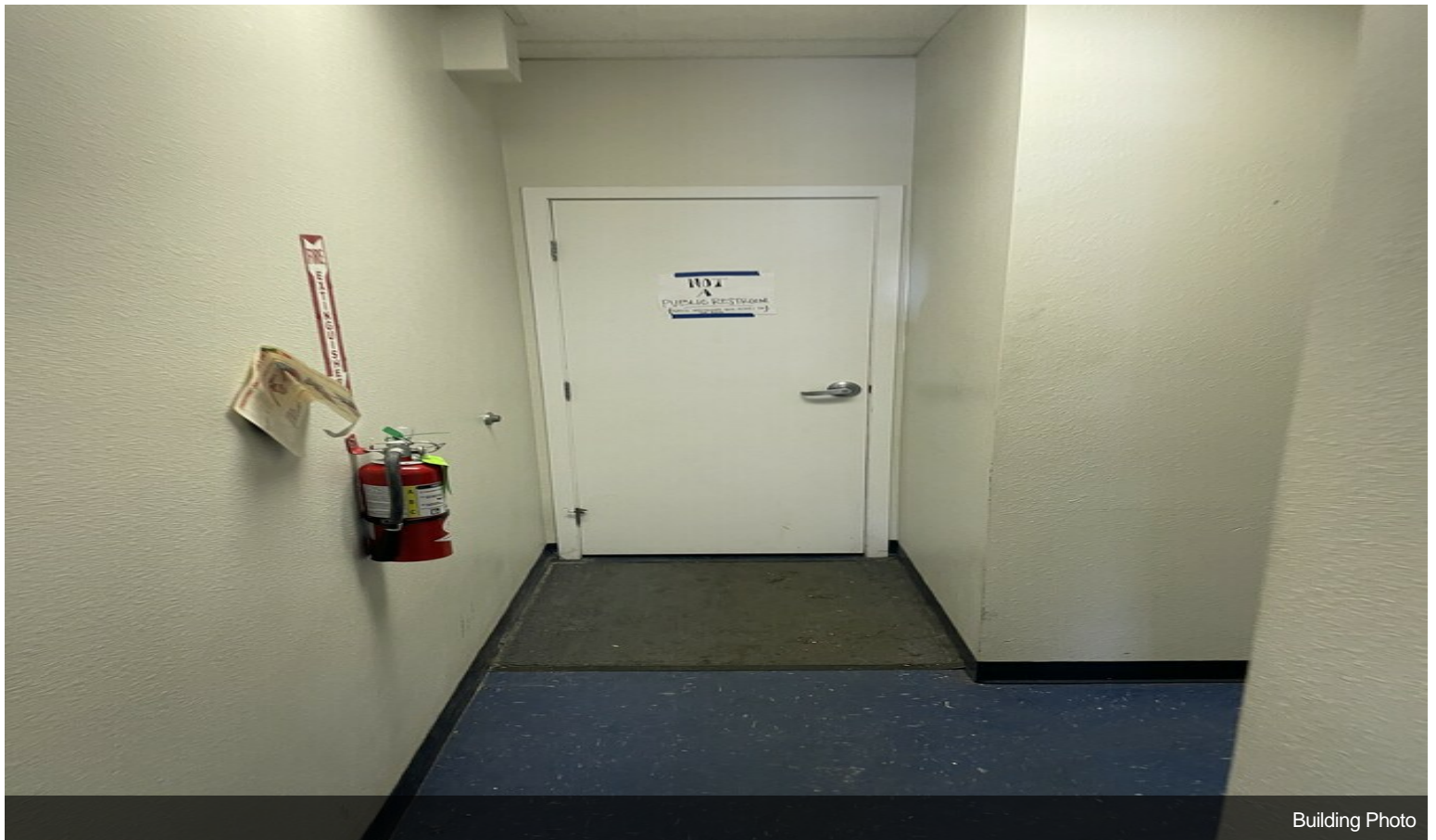


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