



COMMERCIAL PROPERTY FOR LEASE

4577 North Pecos Street Denver, CO 80211

Lease Rate: \$13/SF NNN | \$7.50 SF/ NNN's

Building SF: 2,520 SF

Lot Size: 12,000 SF

Zoning: U-MS-2



HENRY GROUP
REAL ESTATE

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OFFERING SUMMARY

Henry Group Real Estate proudly presents 4577 N Pecos Street for lease—an exceptional opportunity in Denver’s vibrant Sunnyside neighborhood.

The site features a **2,520 SF commercial building on a 12,000 SF fenced lot along with a 1,200 SF garage**. The U-MS-2 zoning allows for a wide range of commercial, retail, and office uses. Tenants will benefit from excellent **visibility, on-site parking**, and convenient **access** to I-25, I-70, and downtown Denver.

Positioned near the highly anticipated Fox Park development and surrounded by strong neighborhood growth, this versatile property is ideally located to serve both the immediate community and the broader metro area.

LOCATION DESCRIPTION

4577 N Pecos Street is ideally situated in Denver’s dynamic Sunnyside neighborhood, offering excellent accessibility and neighborhood appeal. Located just minutes from downtown Denver, I-70, and I-25, the property provides seamless connectivity across the metro area.

The site benefits from its proximity to Sunnyside’s growing mix of local restaurants, breweries, and retail, while also being near Highland and RiNo, two of Denver’s most sought-after urban districts. With convenient access to public transit and strong surrounding residential growth, this location is well-positioned for a wide range of uses.

PROPERTY HIGHLIGHTS

- 2,520 SF commercial building on 12,000 SF lot
- **The space may be demised**
- Fenced yard and **1,200 SF garage** with two(2) roll-up doors
- Eight (8) dedicated front parking spaces plus additional parking in the rear lot
- **U-MS-2 zoning** allows for a wide range of commercial, retail, and office uses
- Prominent signage and excellent visibility
- Prime **Sunnyside location** with quick access to I-25, I-70, and downtown Denver



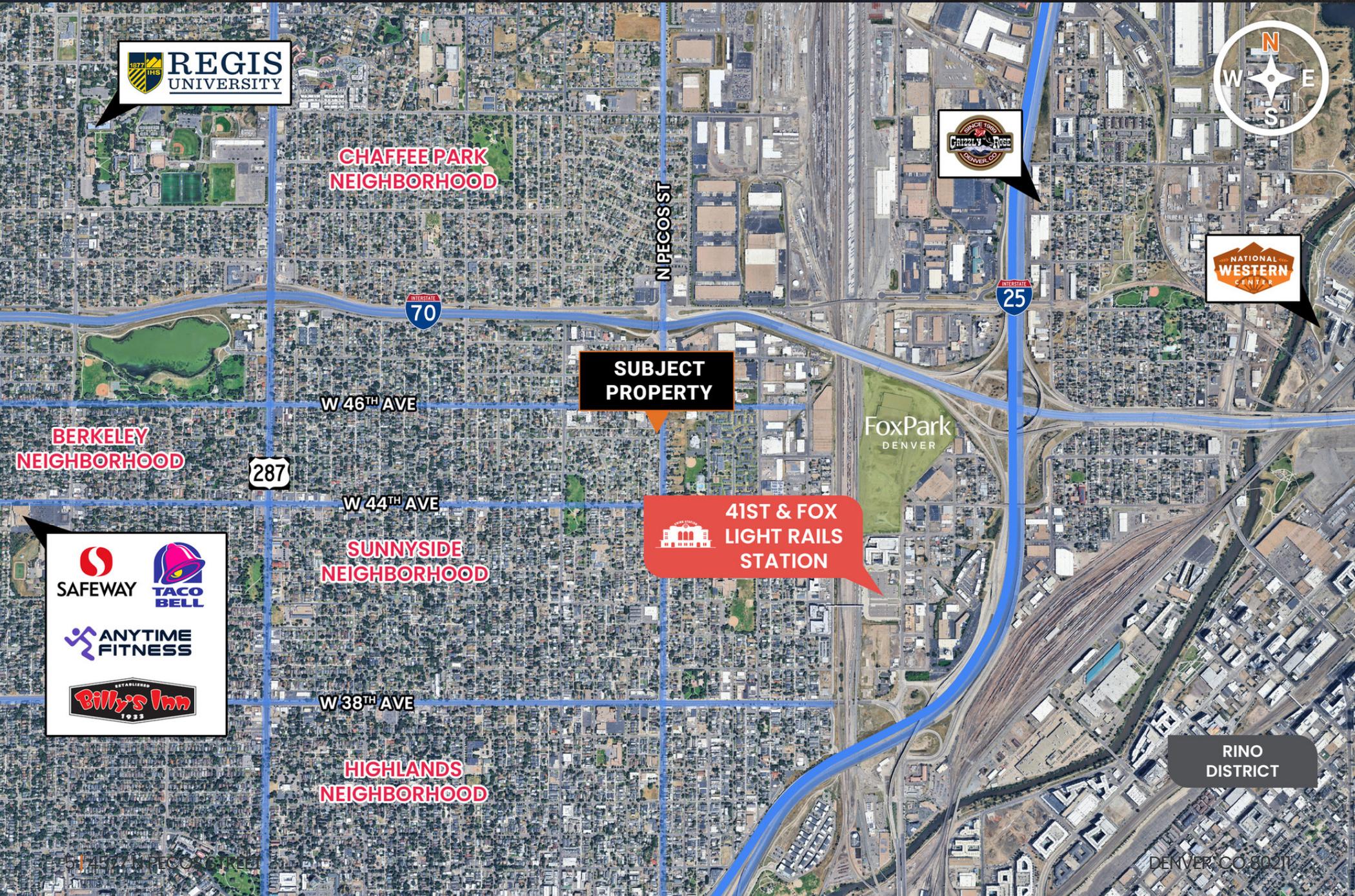
OFFERING SUMMARY

Address	4577 N Pecos Street Denver, CO 80211
Building SF	2,520 SF (may be demised) 1,200 SF Garage
Fenced Lot Size	12,000 SF
Zoning	U-MS-2 (Click here for zoning information)
Lease Rate	\$13/SF NNN \$7.50/SF NNN's Tenant Pays Utilities
Availability	Available Now

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	668	1,795	7,101
Total Population	1,641	4,327	17,001
Average HH Income	\$101,200	\$115,560	\$131,693







REGIS UNIVERSITY

CHAFFEE PARK NEIGHBORHOOD

CRIZZLY ROBE DENVER CO

NATIONAL WESTERN CENTER

SUBJECT PROPERTY

BERKELEY NEIGHBORHOOD

41ST & FOX LIGHT RAILS STATION

SAFeway TACO BELL

SUNNYSIDE NEIGHBORHOOD

ANYTIME FITNESS

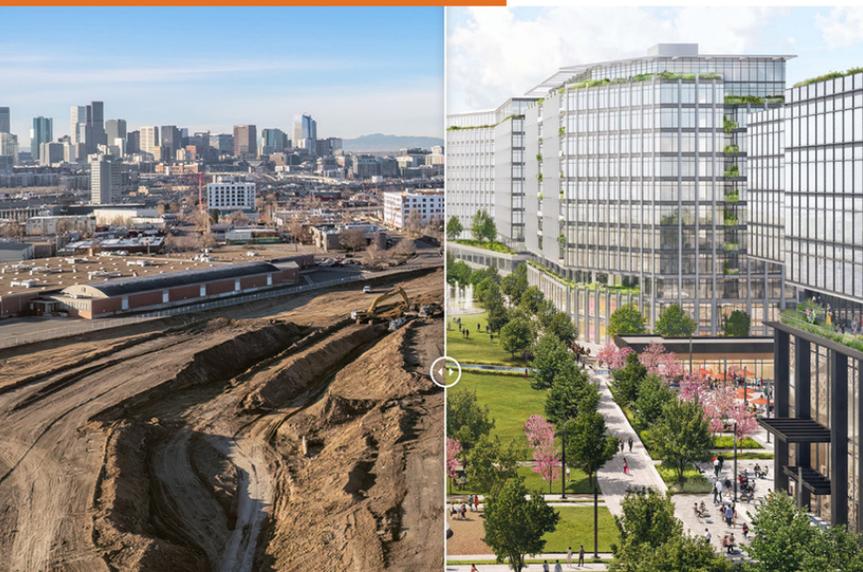
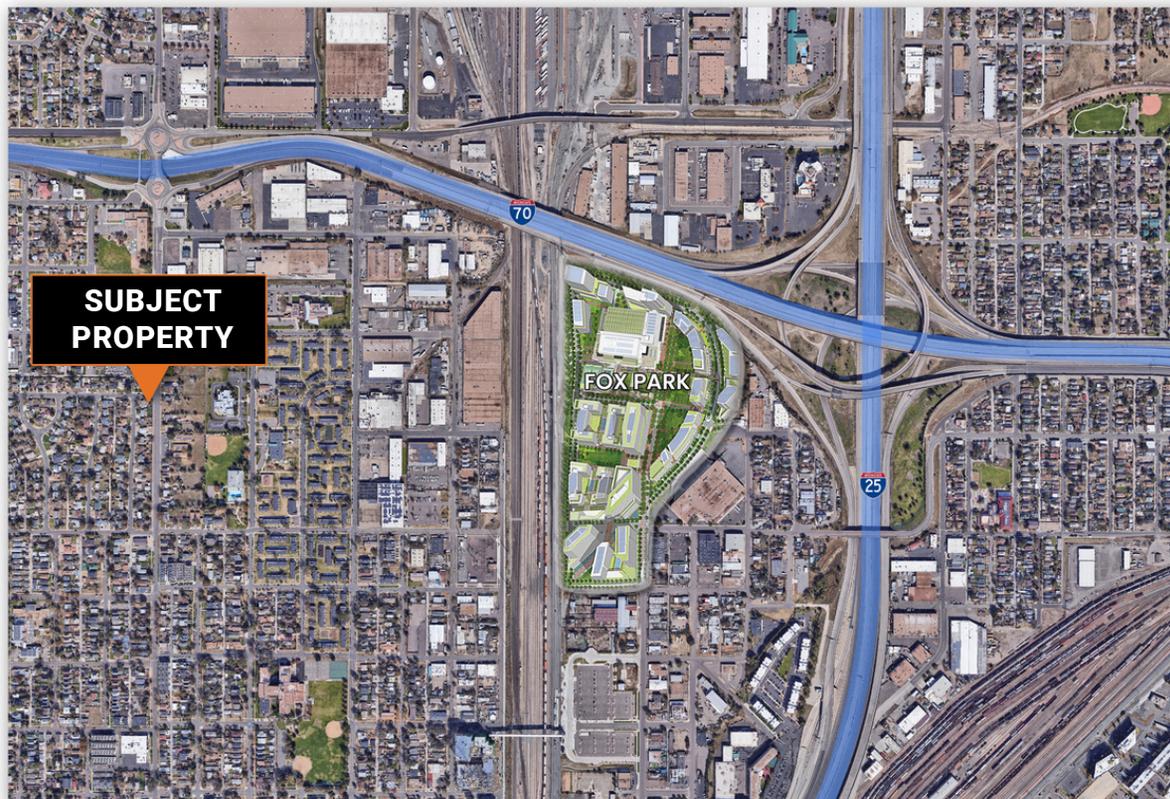
Billy's Inn

HIGHLANDS NEIGHBORHOOD

RINO DISTRICT

FOX PARK is a 41-acre living, breathing, urban landscape providing a diversity of experiences that fully immerse the cityscape with nature. 14 acres of interconnected parks and open space integrate culture, community, and innovation to create unparalleled opportunities for growth.

Positioned at the intersection of I-25 and I-70 in Denver's Globeville neighborhood, Fox Park will be a new gateway to the city and region. Its proximity to the 41st and Fox Station and South Platte River Trail will provide mobility options and create seamless connectivity to Downtown and beyond. Terraced into the hillside, a vertically integrated public realm consolidates parking and service below 9i. A cohesive urban landscape will introduce over 14 acres of open space, bringing needed parks to the historically underserved neighborhood. Soil remediation, the creation of roads, multimodal transportation infrastructure and the new system of parks will transform the site, establishing an urban framework that accommodates future growth and evolution rooted in place and community.



VISION

World Trade Center Denver

Zocalo Community Development

Virgin Hotels

Trammell Crow Companies

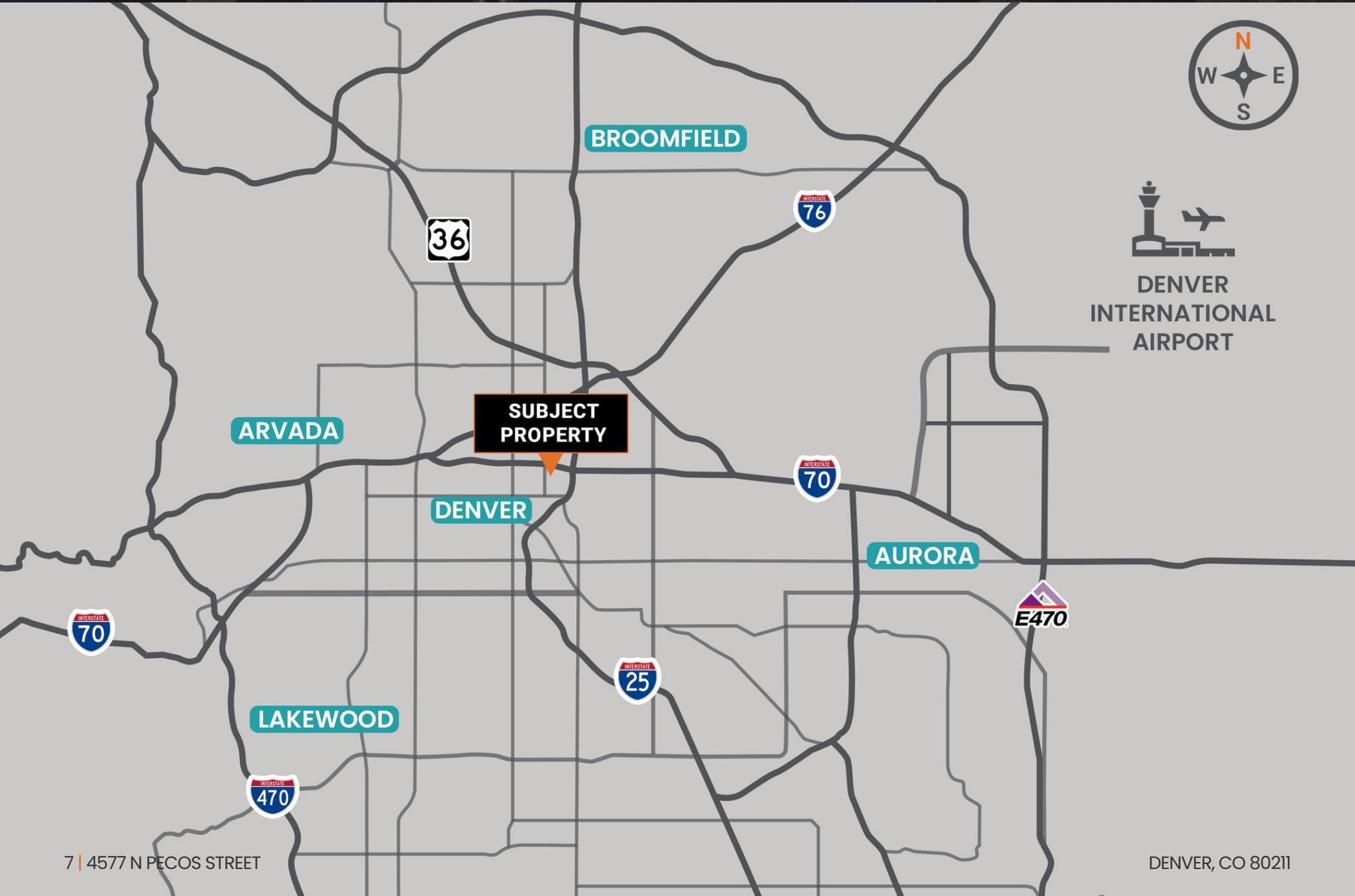
+250,000 of office and retail

400 Apartment Units

241-keys, retail, and entertainment

+1.25 million office campus

Source: Tryba Architects



DENVER
INTERNATIONAL
AIRPORT

**SUBJECT
PROPERTY**

BROOMFIELD

ARVADA

DENVER

AURORA

LAKWOOD

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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