

Property Overview

SloHi Village is a premier mixed-use building in the heart of Denver's SloHi Neighborhood. This rapidly growing South of Highlands area is known for its lively atmosphere and eclectic blend of old and new. With easy access to Sloan's Lake, the Highlands, downtown Denver, Interstate 25, and major arterial roads, this is one of the city's most sought-after destinations. The property is highly walkable with proximity to trendy shops, restaurants, local amenities, and public transit options, offering an effortless commute for employees and visitors alike.

SloHi Village offers an exceptional opportunity for businesses looking to establish themselves in a dynamic, high-traffic area that combines urban convenience with a strong sense of community. The building integrates both commercial office space and retail elements, offering a versatile environment for businesses of various industries. The ground floor features retail storefronts that attract foot traffic, while upper floors are dedicated to office space. Additionally, indoor covered parking is available to ensure convenience for both tenants and clients.

Take advantage of this rare vacancy at SloHi Village! Suite #107 is 729 square feet of office space with high-end cosmetic updates and an open floorplan. This space is ideal for creative agencies, tech startups, professional offices, service-based businesses, and more!

729 SF Retail/Office Space for Lease

SLOHI VILLAGE

4433 W 29TH AVE, DENVER, CO 80212



729 SF

RENTABLE SPACE

#107

AVAILABLE SUITE

NNN

LEASE TYPE

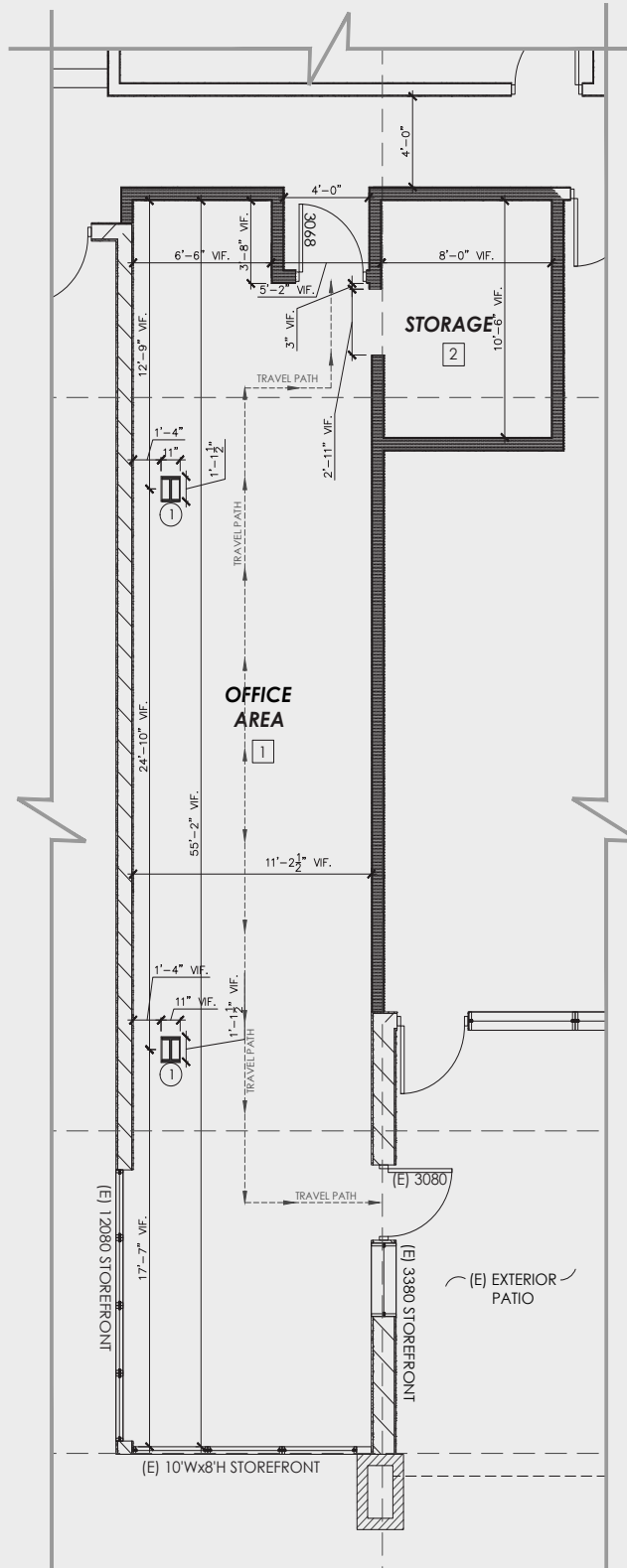
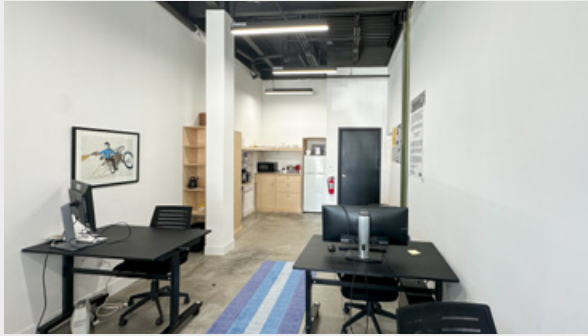
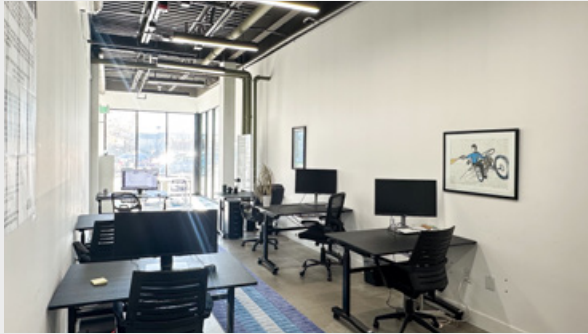
\$36.00/SF

NNN LEASE RATE



Property Type	Retail/Office
County	Denver
# Stories	2
GBA	23,568 SF
Rentable SF	729
Gross Building SF	23,568
Parking	Covered Parking - Indoor

FLOOR PLAN & INTERIOR PHOTOS



4433 W 29TH AVE

Denver, CO 80212

NOW AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Strong tenant mix
- Covered indoor parking

UNIT AMENITIES

- Turnkey retail/office space
- High end cosmetic upgrades
- Open floor plan

LOCATION HIGHLIGHTS

- Located in the heart of the desirable SloHi Neighborhood
- Blocks from Sloan's Lake
- Situated between Sheridan Blvd and N Federal Blvd
- A few blocks south of W 38th Ave and Tennyson
- Surrounded by restaurants, breweries and other businesses

Demographics & Traffic Counts 2024

	1 MILE	2 MILES	3 MILES
2024 POPULATION	21,547	89,996	455,870
# OF HOUSEHOLDS	10,497	43,247	212,775
AVG HH INCOME	\$135,284	\$116,423	\$102,029
MEDIAN AGE	38.3	36.6	36.4

Collection Street	Cross Street	Vehicles Per Day	Distance from Sub.
Tennyson St	W 29th Ave N	3,962	0.07 mi
W 29th Ave	Raleigh St E	7,535	0.14 mi
W 29th Ave	Raleigh St E	7,436	0.14 mi
W 30th Ave	Stuart St W	359	0.17 mi
Tennyson St	W 32nd Ave N	3,237	0.21 mi
W 32nd Ave	Utica St W	6,364	0.23 mi
W 32nd Ave	Raleigh St E	6,087	0.23 mi
W 32nd Ave	Yates St W	6,552	0.24 mi
W 32nd Ave	Tennyson St W	7,030	0.24 mi
W 32nd Ave	Vrain St W	6,636	0.25 mi

NEIGHBORHOOD GUIDE THE HIGHLANDS



RANKED #13 BEST DENVER NEIGHBORHOODS 2024

Sitting on the hills above Downtown Denver are the Highland neighborhoods. Known as Highland and West Highland, the two are commonly divided into three districts: Highlands Square, Lower Highland (LoHi), and Platte Street. Mostly residential, development in the Highlands has been steadily growing for the last few decades.

Amongst the charm of historic architecture, new construction, and investments have made it one of the most popular “up-and-coming” neighborhoods in Denver. With an array of trendy restaurants, local bars, cool cafes, and boutique shops, the Highlands are all-encompassing destinations that has plenty of attractions and activities to keep tourists entertained day or night.

Diversity is growing in the Highlands as the area becomes more and more popular. Frequently identified as one of the “hippest” areas in Denver, the Highlands neighborhood has proven to be a fun and exciting place for both residents and tourists.

No matter where you find yourself in the Highlands area, navigation is easy as the area is extremely walkable. In just a few minutes, tourists can get from residential spots and green parks to rows of restaurants, bars, and retail spaces.

With its walkability and close proximity to downtown Denver, the Highlands is ideal for young professionals and families alike. Outdoor options like the trails along the South Platte River and nearby Sloan’s Lake provide ample recreation. The area’s unique blend of history, culture, and convenience continues to make it one of Denver’s most desirable neighborhoods.

85/100

WALK SCORE

89/100

BIKE SCORE

55/100

TRANSIT SCORE





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KAUFMAN HAGAN

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.

