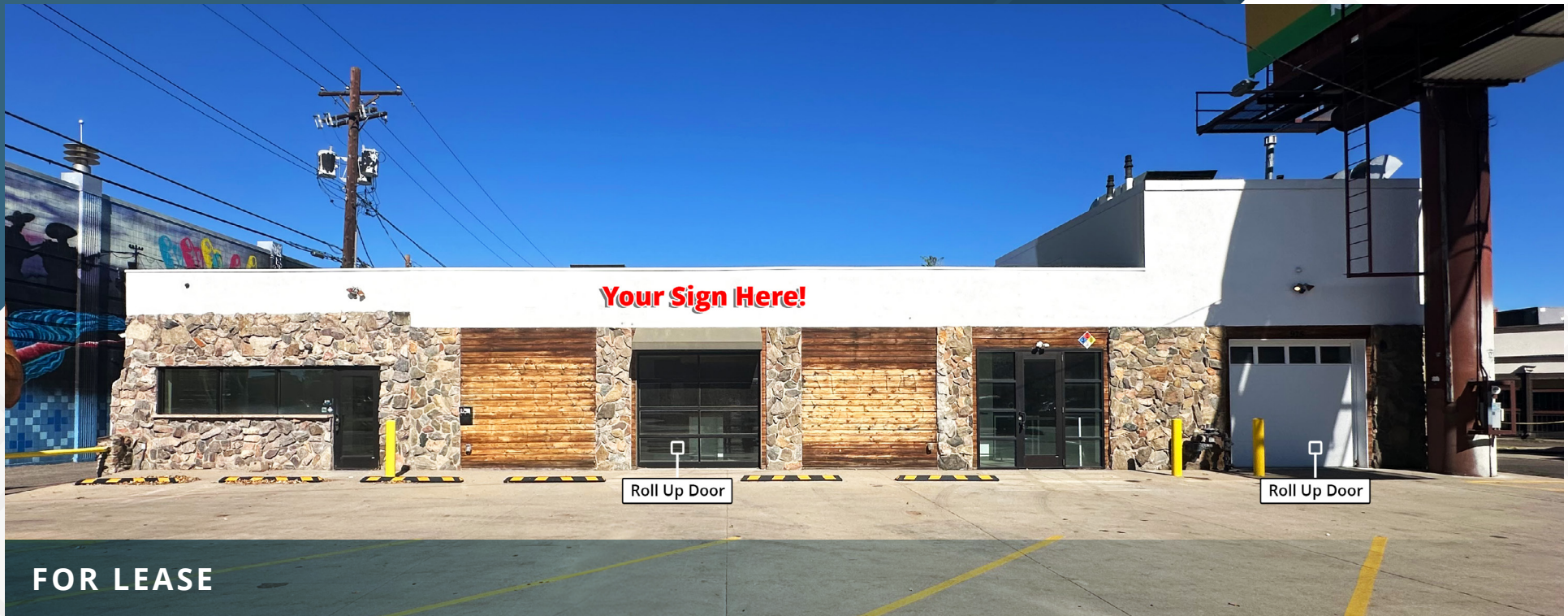


Retail or Restaurant/Bar Building

925 W 8th Avenue | Denver, CO 80204



2,488 SF

Building Size

\$22.00/SF

Base Rent

\$13.15/SF

NNN

\$7,288

Monthly Rent

ABOUT THE PROPERTY

- 2,488 SF free-standing retail building available for lease
- High visibility retail with parking
- Pole signage on 8th Ave with nearly 28,000 vehicles passing the building each day
- Ideal building for restaurant or bar concept - equipped with walk in cooler and bar
- Potential for patio
- Two roll up doors
- Situated in the Santa Fe Arts District - a lively district that draws both locals and tourists
- 650+ new apartment units in the neighborhood

TRAFFIC COUNTS

W 8th Avenue

27,980 VPD

N Kalamath Street

36,215 VPD

Year: 2025 | Source: DRCOG

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	26,858	270,669	558,318
Total Households	15,098	139,906	262,170
Avg. Household Income	\$127,742	\$142,570	\$142,937
Daytime Population	63,717	395,376	695,456

Year: 2025 | Source: Esri

CONTACT

Patrick McGlinchey | 210.303.3149 | patrick.mcglinchey@srsre.com

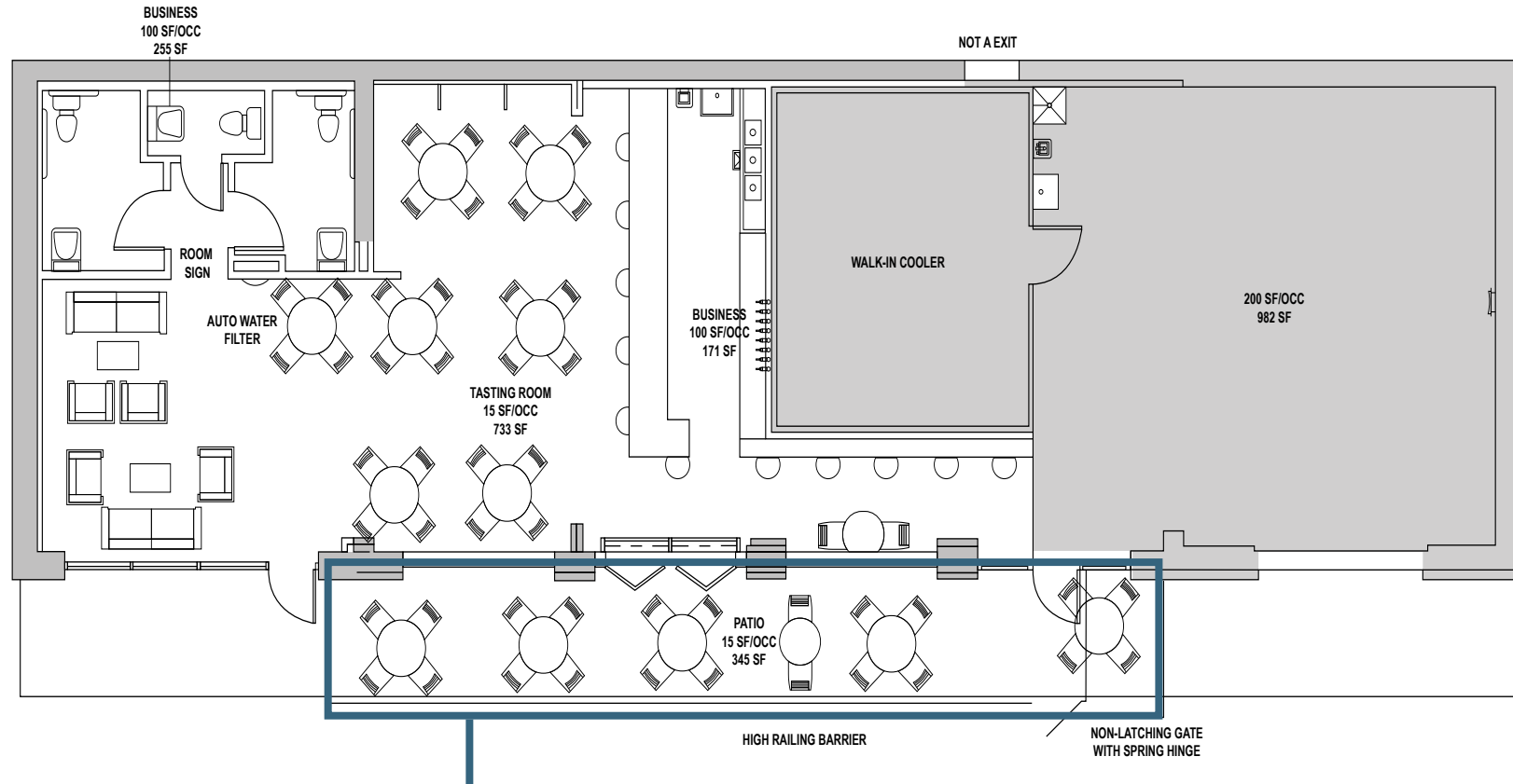
Justin Gregory | 303.390.5240 | justin.gregory@srsre.com

Floor Plan

925 W 8th Avenue | Denver, CO 80204



2,488 SF



Conceptual Patio
(See next page for example)

FF&E Pictured is for Conceptual Purposes Only.

Conceptual Patio Plan

925 W 8th Avenue | Denver, CO 80204



Interior Photos

925 W 8th Avenue | Denver, CO 80204



TASTING ROOM



BREWERY



ABOUT THE DISTRICT

The **Santa Fe Arts District** in Denver, CO is a vibrant cultural hub known for its Latino roots, handfuls of galleries, creative businesses, and energetic dining scene. Its signature First Friday Art Walk (March–October) draws thousands and dramatically boosts business for local shops and restaurants.

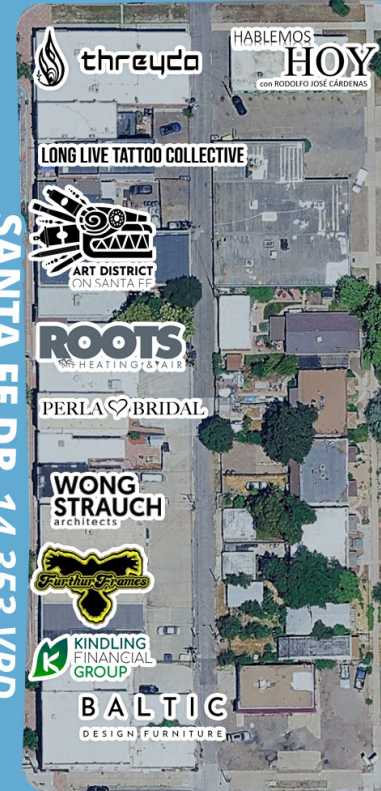
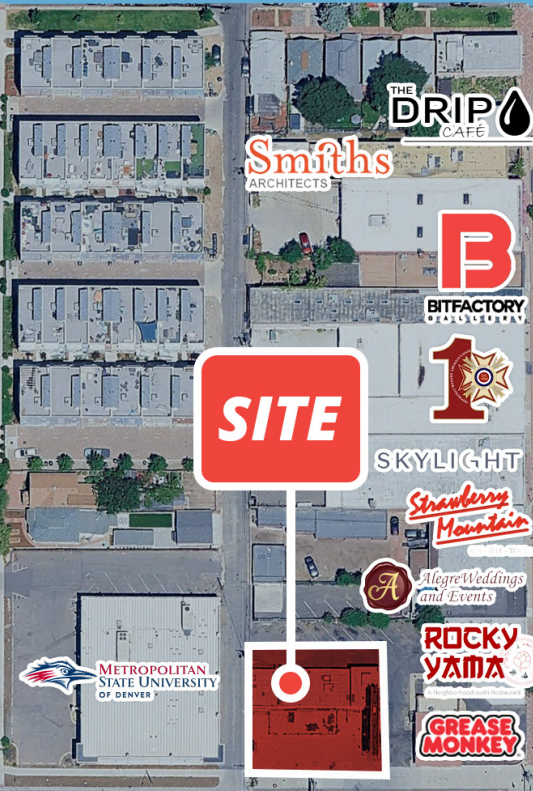
- Dozens of art galleries, studios, & creative enterprises
- Museo de las Americas & cultural institutions anchoring the district
- Strong Latino heritage infused with modern arts
- First Friday Art Walk attracts massive foot traffic
- Reliable boost to neighboring restaurants, bars, and retailers



W 10TH AVE



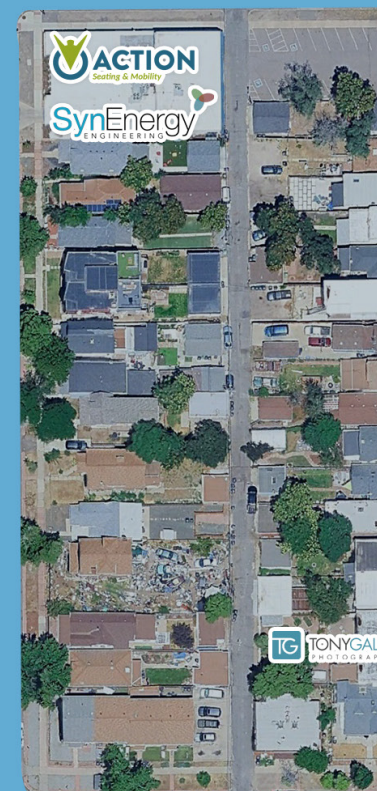
W 9TH AVE



SANTA FE DR 14,353 VPD

KALAMATH ST 36,215 VPD

8TH AVE 27,980 VPD



7TH AVE 7,173 VPD

Demographics

925 W 8th Avenue | Denver, CO 80204



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	26,858	270,669	558,318
2030 Projected Population	33,847	292,775	588,515
Proj. Annual Growth 2025 to 2030	4.73%	1.58%	1.06%

Daytime Population

2025 Daytime Population	63,717	395,376	695,456
Workers	54,877	297,709	473,063
Residents	8,840	97,667	222,393

Income

2025 Est. Average Household Income	\$127,742	\$142,570	\$142,937
2025 Est. Median Household Income	\$88,409	\$101,099	\$100,123

Households & Growth

2025 Estimated Households	15,098	139,906	262,170
2030 Estimated Households	19,384	152,057	277,089
Proj. Annual Growth 2025 to 2030	5.12%	1.68%	1.11%

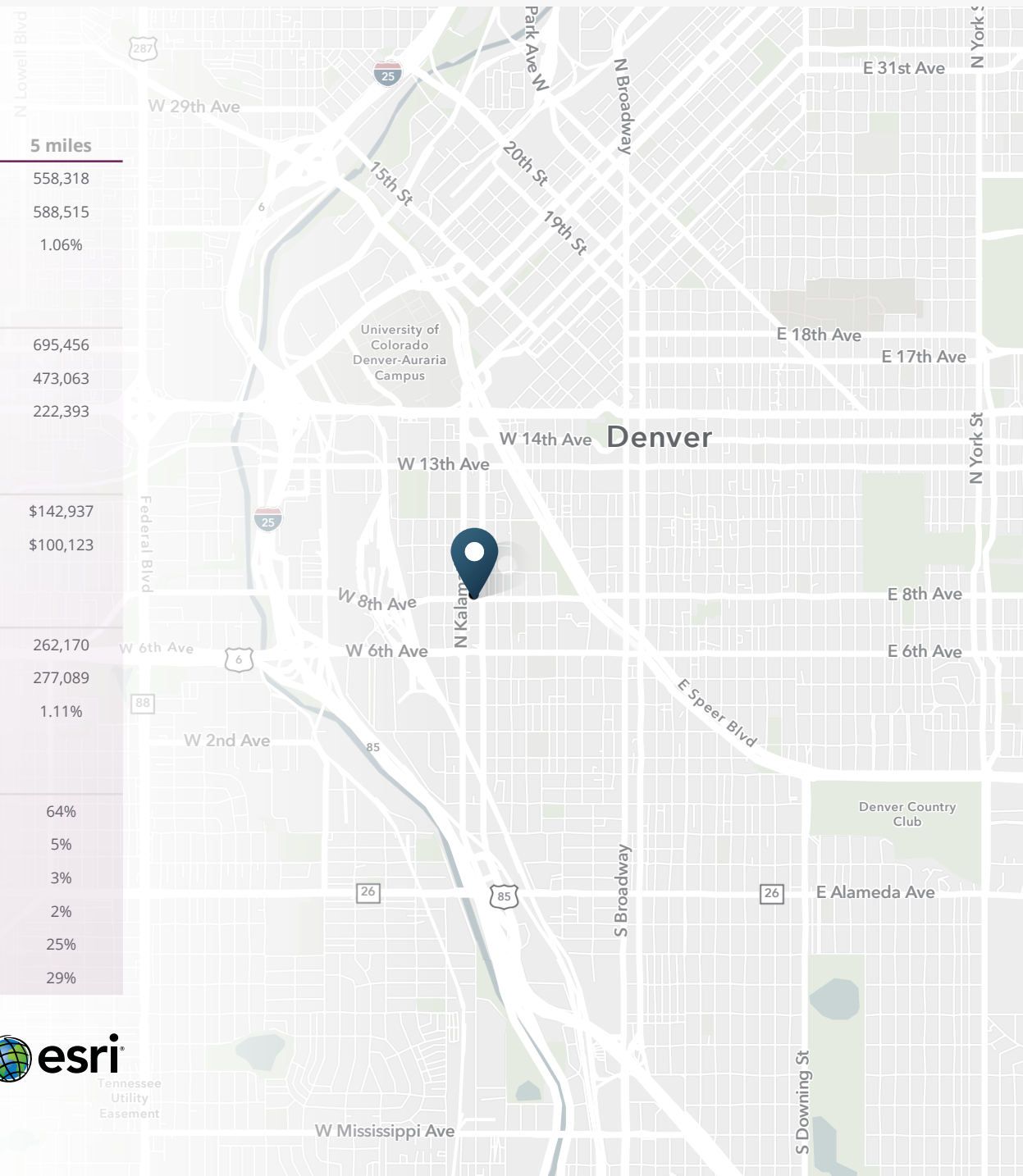
Race & Ethnicity

2025 Est. White	67%	66%	64%
2025 Est. Black or African American	7%	5%	5%
2025 Est. Asian or Pacific Islander	4%	3%	3%
2025 Est. American Indian or Native Alaskan	2%	2%	2%
2025 Est. Other Races	20%	24%	25%
2025 Est. Hispanic (Any Race)	23%	27%	29%

SOURCE



Tennessee
Utility
Easement





SRS

Your Sign Here!

Patrick McGlinchey

210.303.3149

patrick.mcglinchey@srsre.com

SRS Real Estate Partners

1875 Lawrence Street, Suite 850

Denver, CO 80202

303.572.1800

Justin Gregory

303.390.5240

justin.gregory@srsre.com

Roll Up Door

Roll Up Door

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.