

FOR LEASE

RETAIL



700 E 24th Ave., Denver, CO 80205

Property Highlights

- » 2026 renovation, demising the building, to include new storefronts, bathrooms, electrical, plumbing, HVAC and much more (brand new units to be delivered)
- » Prime retail opportunity in the heart of Five Points, one of Denver's most historic and culturally rich neighborhoods
- » Exceptional visibility and access within a rapidly evolving urban corridor
- » Surrounded by a surge of new multifamily and mixed use developments driving consistent foot traffic
- » Highly walkable location with strong connectivity to transit, dining, and neighborhood amenities
- » Thoughtfully upgraded interiors offering modern finishes while maintaining character
- » Ideal for retail or creative users seeking a vibrant, high growth submarket

Property Details

Available SF:	2,058 - 10,474 SF
Total Building SF:	10,474 SF
Year Built:	1923
Zoning	U-MX-3
NNN Expenses	\$7.00/SF (estimated)

Lease Rate: \$25.00 / SF NNN

For more information:

DAN PREVEDEL
303-945-5697
dan@malmancre.com

FOR LEASE

RETAIL



For more information:

DAN PREVEDEL
303-945-5697
dan@malmancre.com

FOR LEASE

RETAIL



MALMAN
REAL ESTATE

Availability

#101	2,058 SF
#102	2,058 SF
#103	2,058 SF
#104	4,300 SF



For more information:

DAN PREVEDEL
303-945-5697
dan@malmancre.com

FOR LEASE

RETAIL



Traffic Counts

Welton St & 26th St SW	6,347
Tremont Pl & 24th St NE	3,670
Tremont Pl & 23rd St SW	2,540

Lease Rate: \$25.00 / SF NNN



For more information:

DAN PREVEDEL
303-945-5697
dan@malmancree.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.