

# THE VILLAGE PARK



## THE VILLAGE PARK

Retail/Restaurant Space Available for Lease -

1417-1495 S HOLLY STREET | DENVER

PRESENTED BY:

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**THE VILLAGE PARK** sits in the heart of the quaint Virginia Village neighborhood at the intersection of S. Holly Street and E. Florida Avenue surrounded by charming single-family homes. Upon repositioning of the neighborhood center, The Village Park aims to be THE new neighborhood gathering place for the local community, filled with unique, local food and beverage, retail and service providers.

## PROPERTY HIGHLIGHTS

- New ownership for first time in over 40 years
- Complete exterior and common area makeover to be complete in 2025
- New 10,000 SF outdoor courtyard and event space to be completed in Q1:2026, surrounded by restaurants and patio dining with common consumption liquor license
  - Featuring 50,000 SF of highly curated, complimentary tenant mix of local businesses, food & beverage, retail and service providers
- Virginia Village neighborhood is severely underserved for retail and entertainment, with high demand
- Over 10,000 individual weekly visitors to The Village Park
  - Only one space remains - 1,119 SF
  - 5.0/1,000 Parking Ratio

# SITE PLAN & AVAILABILITY

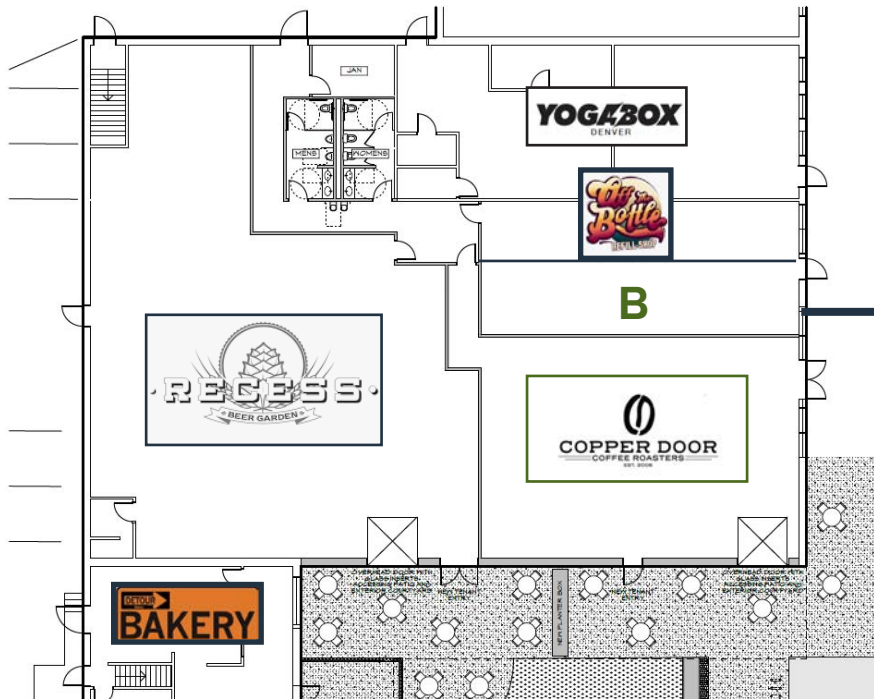
## AVAILABLE SUITES

**1467-B** 1,119 SF (Food & Beverage)

Landlord will deliver available suites with the following improvements:

- Demised with storefront doors and windows
- Utilities to the suite
- Shared subterranean grease interceptor
- TI Allowance available in addition to landlord work

**\*Contact Agent for Lease Rates**



FLORIDA AVE. (60' R.O.W.)

# PROPERTY RENDERINGS





## DEMOGRAPHICS

<b>POPULATION</b>	23,498	1 Mi.
	<b>2024</b> 188,501	3 Mi.
<b>MEDIAN AGE</b>	36.8	1 Mi.
	38.4	3 Mi.
<b>HOUSEHOLDS</b>	11,527	1 Mi.
	<b>2024</b> 88,932	3 Mi.
<b>AVG INCOME (HOUSEHOLD)</b>	\$87,409	1 Mi.
	\$113,764	3 Mi.
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	\$113,764	3 Mi.
<b>CONSUMER SPENDING</b>	\$87,409	1 Mi.
	\$113,764	3 Mi.
<b>DAYTIME BUSINESSES</b>	2,568	1 Mi.
	14,083	3 Mi.

## TRAFFIC COUNTS (2018)

<b>E FLORIDA/S HOLLY (E)</b>	17,525
<b>E FLORIDA/S HOLLY (W)</b>	9,885
<b>S HOLLY/S HONEY (S)</b>	22,973

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