

**FOR LEASE**



**400-410 E. 7TH AVE.**

Denver, CO 80203

**TURNKEY RESTAURANT AND RETAIL OPPORTUNITY IN GOVERNOR'S PARK**



**Property Facts**

**Availability**

460-4,200 SF  
(many demising options)

**Rental Rate**

Contact Broker

**Parking**

Up to 40 Spots Available  
in Adjacent Surface Lot,  
(Negotiable)

**NNNs**

\$7.14 PSF



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**Building Size** 4,200 SF

**Land Size** 0.79 AC (TBD)

**Stories** 1

**Zoning** G-MX-3

**Built** 1949

## Governor's Park Neighborhood

What sets Governor's Park apart is its completeness as an urban neighborhood. Residents enjoy unprecedented daily convenience: Trader Joe's for groceries is a 5-minute walk; Angelo's Taverna for oysters and pizza is around the corner, and many more restaurants and cafes. From morning espresso at a neighborhood cafe to an evening aperitivo at Vesper Lounge, residents can live car-free without sacrifice.

The neighborhood's authentic character stems from its historic fabric (Victorian homes, tree-lined streets, and human-scaled sidewalk) combined with modern urban amenities. Unlike master-planned communities, Governor's Park evolved organically over 130+ years, creating the diversity and authenticity that today's renters seek and will pay premium rents to access.

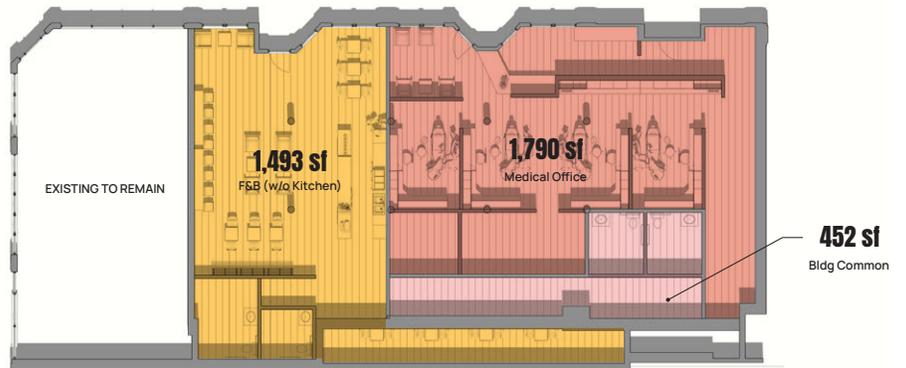


## Demographics

	1 MILE	3 MILE	5 MILE
<b>2024 POPULATION</b>	48,273	241,344	534,907
<b>MEDIAN AGE</b>	35.5	36	36.3
<b>DAYTIME EMPLOYEES</b>	47,079	267,930	397,949
<b>AVERAGE HOUSEHOLD INCOME</b>	\$102,300	\$117,519	\$112,170

# Potential Demising Opportunities

The space can be altered in a multitude of ways, providing unique opportunities for retail, food & beverage and office.



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