

2091 S GILPIN DENVER, CO



2,750 SF
RETAIL FOR LEASE

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SITE

OVERVIEW

- 2,700 SF of prime restaurant/retail space in Denver's (DU) University neighborhood.
- The three story development features 18 residential units and secure below grade parking.
- Completion expected Summer 2026.

HIGHLIGHTS



**2,700 SF RETAIL/
RESTAURANT SPACE**



**HALO ILLUMINATED
EXTERIOR SIGNAGE**

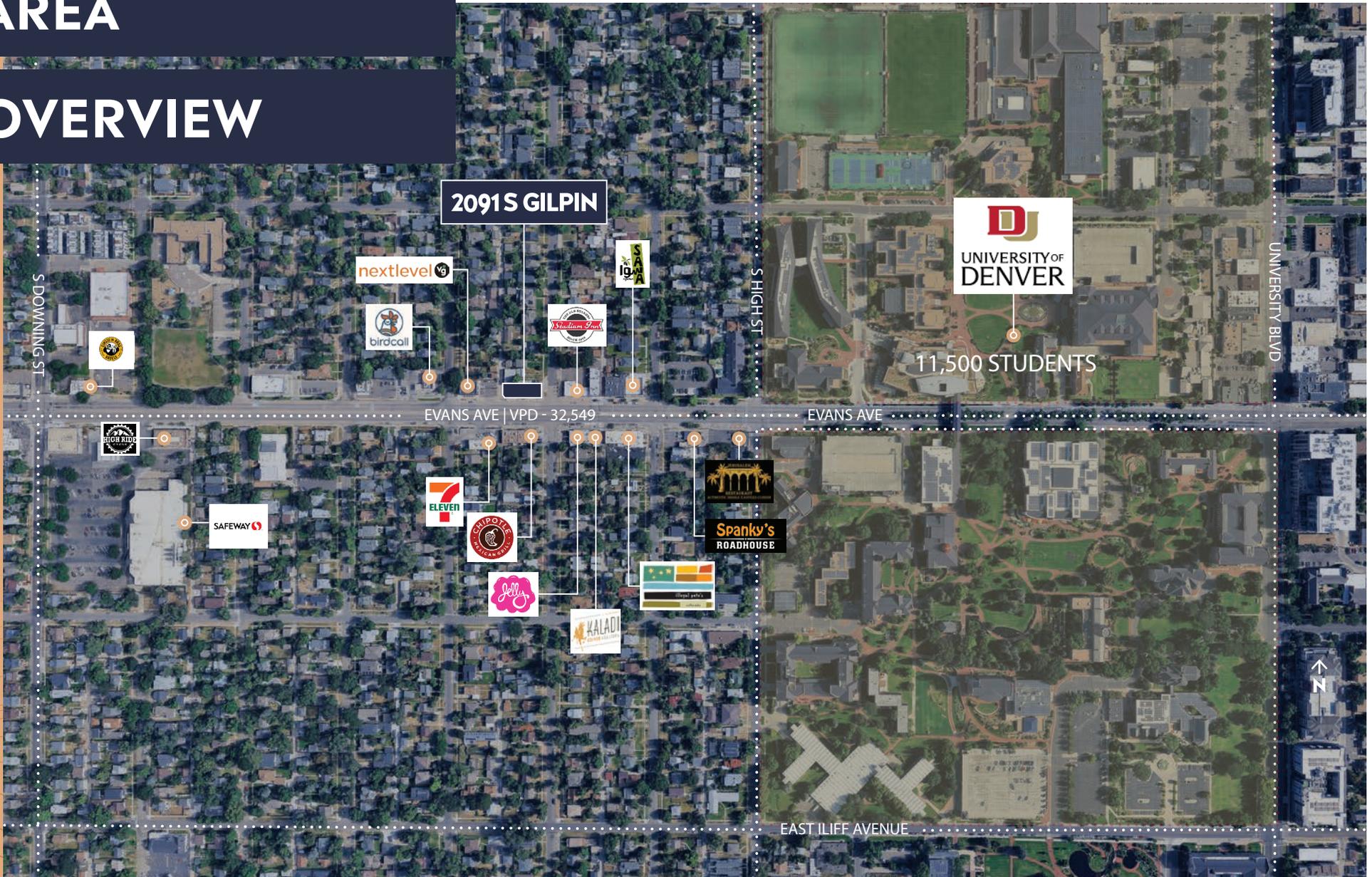


PATIO



AREA

OVERVIEW



NEIGHORHOOD

OVERVIEW

Situated along the vibrant Evans Avenue corridor, 2091 S Gilpin offers exceptional access to three of Denver's most established and sought-after neighborhoods: University of Denver (DU), Harvard Gulch, and Platt Park.

The site is a 1 minute walk to DU which has approximately 11,500 students.



93 Walk Score



	1 Mile	3 Miles	5 Miles
Population	22,508	162,601	488,495
Average Household Income	\$178,893	\$156,926	\$139,585
Median Age	31	36	36
Daytime Population	22,982	210,400	613,721



Platt Park



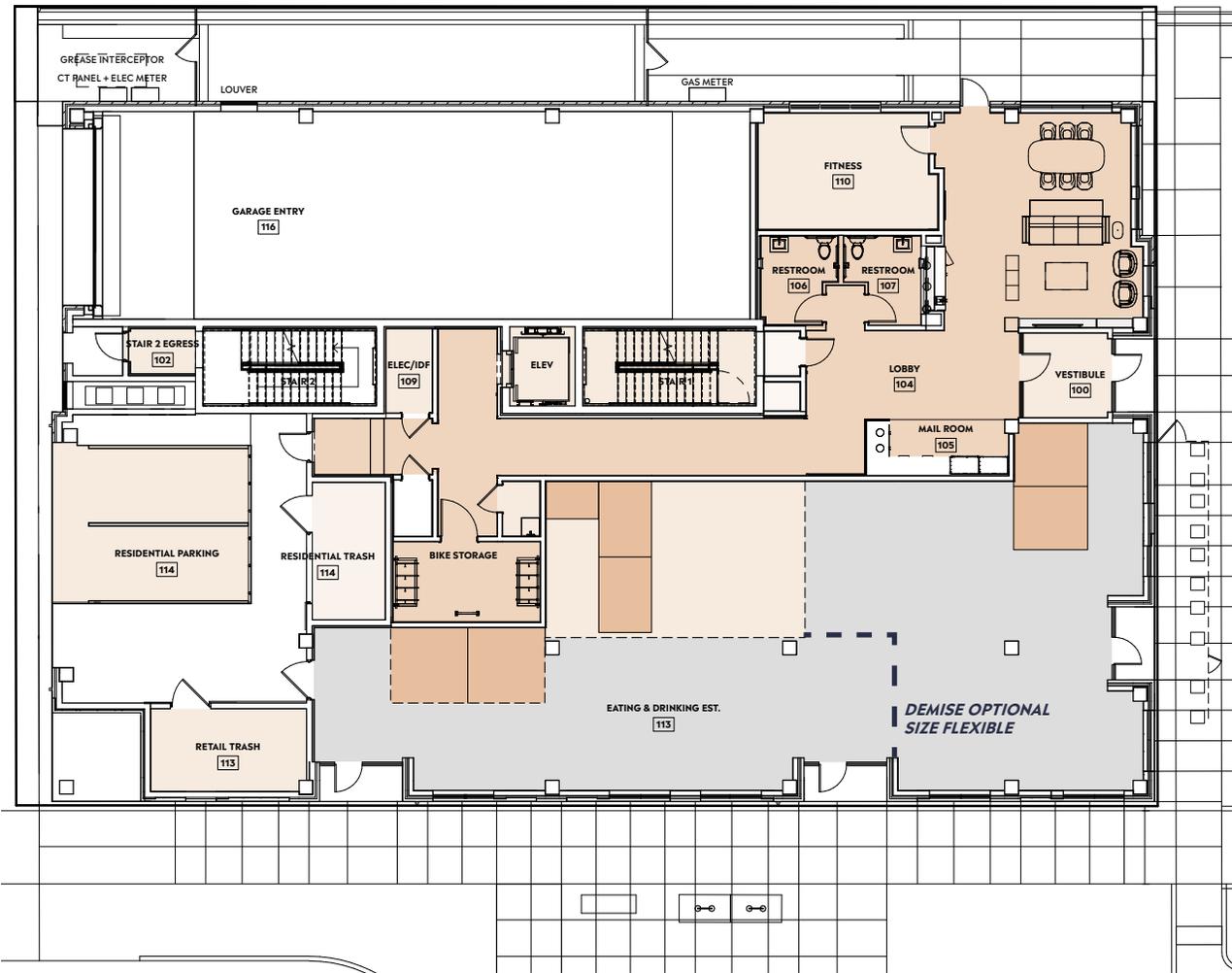
Harvard Gulch Park/Golf Course



DU Campus

FLOOR PLAN

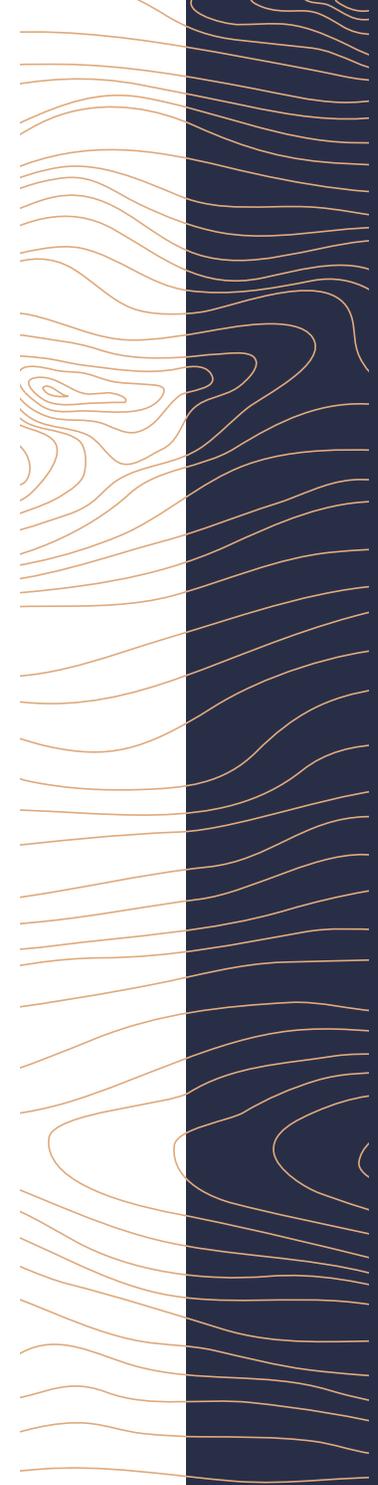
± 2,700 SF WHITE BOX | DEMISABLE



ALLEY

S GILPIN ST

EVANS AVE



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