

FOR LEASE

PLATINUM CRE  
INVESTMENTS | BROKERAGE

# PREMIUM RESTAURANT SPACE IN HIGHLANDS

3496 W. 32nd Avenue, Denver, CO 80211



## ABOUT THE PROPERTY

3496 W. 32nd Avenue offers a rare opportunity to secure a 3,436 SF, fully built-out restaurant space in the center of West Highlands - widely regarded as one of the most desirable and proven restaurant corridors in the Denver Metro.

Positioned on a high-visibility corner at 32nd & Lowell, this second-generation space allows an operator to step into an established, high-performing neighborhood without the time and capital required for a new build-out.

The layout is designed for efficiency and guest experience, featuring open-air versatility with large windows that slide open, a prominent bar, multiple dining areas, and a fully built commercial kitchen. Ideal for experienced operators or expanding concepts seeking immediate market entry in a best-in-class submarket.

**LEASE RATE: \$45.00/SF NNN**  
(Estimated NNN Expense: \$17.25/SF)

**\*\*PLEASE DO NOT DISCUSS OR CONTACT CURRENT  
TENANT'S EMPLOYEES REGARDING THIS LISTING\*\***  
ALL TOURS OF THE PROPERTY WILL BE BEFORE  
BUSINESS HOURS BEGIN AT 11:00AM.

## CONTACT

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## WHY WEST HIGHLANDS

West Highlands consistently ranks among the most sought-after neighborhoods in the Denver Metro for restaurant and retail operators. The 32nd Avenue corridor is known for:

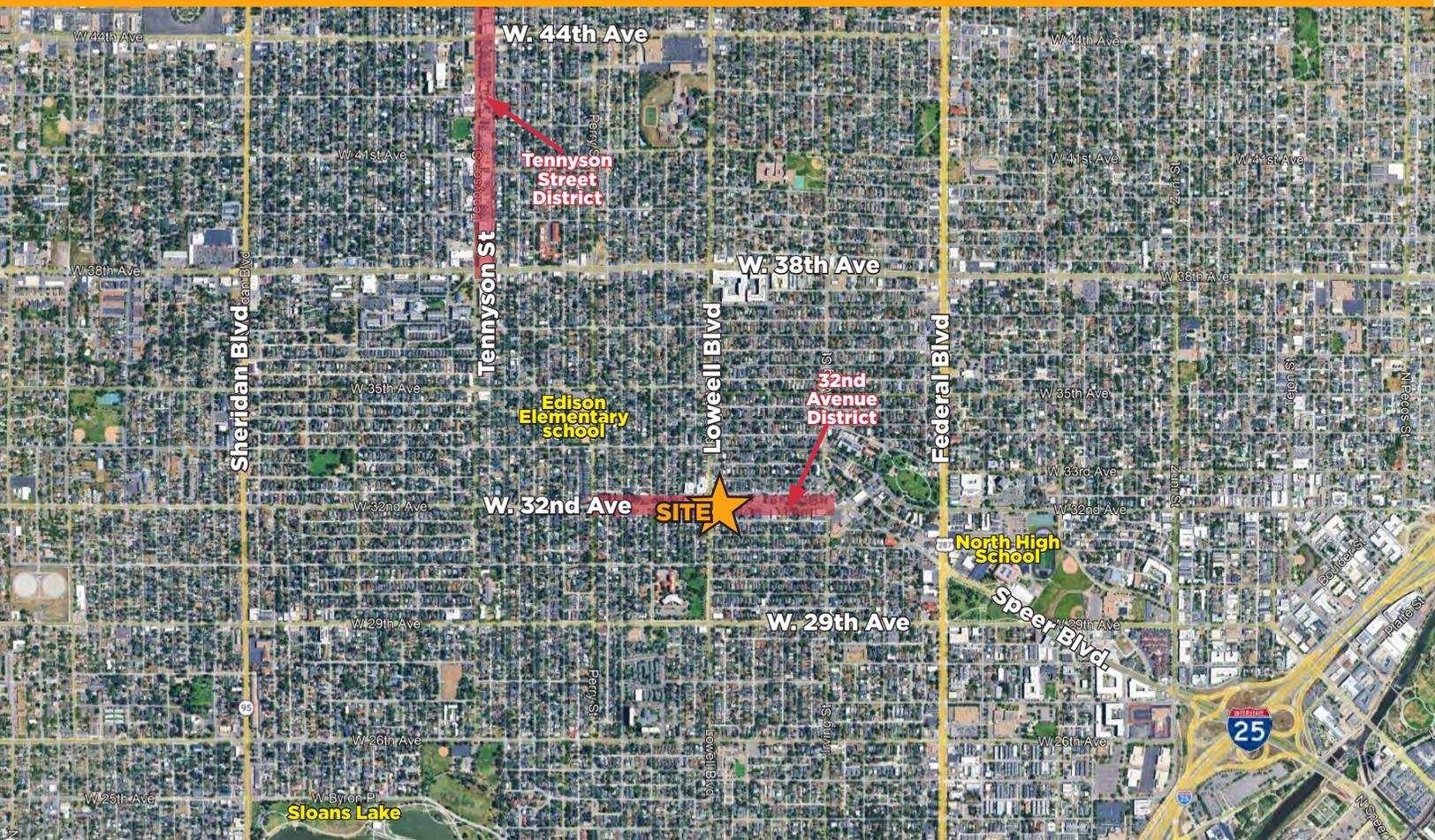
- Strong surrounding residential density with a highly engaged neighborhood community
- Affluent and loyal customer base that prioritizes local dining and shopping
- Established dining destination with consistent day and evening foot traffic
- Walkability and community-driven retail environment
- Continued reinvestment and long-term neighborhood stability

Beyond the immediate storefront presence, the area offers a true live-work-play lifestyle. Just minutes away, Sloan's Lake Park provides year-round outdoor activity, drawing joggers, families, and weekend visitors who frequent 32nd Avenue before and after their time at the park.

The neighborhood also benefits from seasonal community events and farmers markets that drive repeat traffic and strengthen local brand loyalty. The nearby Highlands farmers market and rotating artisan pop-ups create consistent weekend energy, bringing fresh foot traffic to the corridor and reinforcing the area's reputation as a destination for quality food and local businesses.

Residents and visitors alike enjoy proximity to neighborhood staples, boutique fitness studios, coffee shops, and specialty retail — creating steady morning, lunch, and evening demand. With convenient access to Downtown Denver, the Highlands, and surrounding West Denver neighborhoods, this location offers immediate visibility, sustained demand, and long-term growth potential.





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