

FOR LEASE
Education Facility in Denver Highlands



3120 Irving St. | Denver, Colorado 80211
(A portion of Renewal Church - Denver facility)

- Turnkey education space with 9-10 classrooms, multi-purpose room, offices, and kitchen
- Fenced playground plus additional green space on-site
- “E” Occupancy for Educational use
- Off-Street parking included
- Walking distance to 32nd Avenue retail and restaurants, Highland Park and Denver Public Library - Woodbury Branch
- Close proximity to Viking Park and Denver North High School
- Convenient access to I-25 via Speer Boulevard
- “Shared spaces” are available for use by the tenant during weekly business hours (6AM to 8PM) and used by the church on the weekends and occasionally by request during weekday evenings
- Performing Arts space available at per hour rate: Approx. 4,906 SF

Blended Lease Rate: \$12.50/SF Full Service



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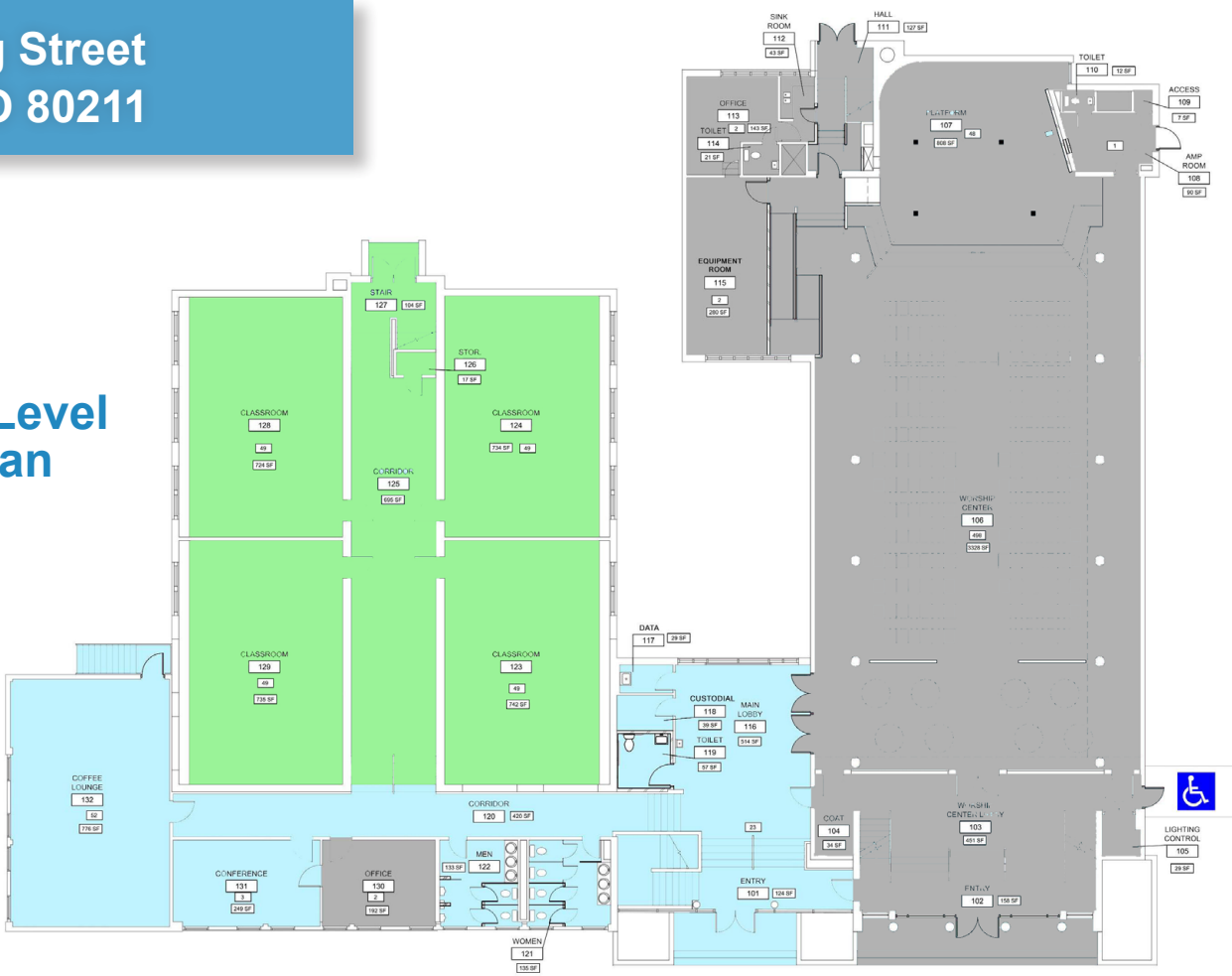


Total Usable Space	Approx. 22,090 SF
Exclusive Space	Approx. 11,500 SF
Shared Space	Approx. 10,500 SF
Year Built / Renov.	1952 / 2023
Zoning	U-SU-A (w/ E Occupancy)
Parking	Approx. 60 Surface Spaces

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	28,958	187,858	456,874
Median Age	36.3	35.7	36.4
Total Households	14,502	97,255	216,315
Average HH Size	1.9	1.9	2.0
Median HH Income	\$112,560	\$84,382	\$77,271

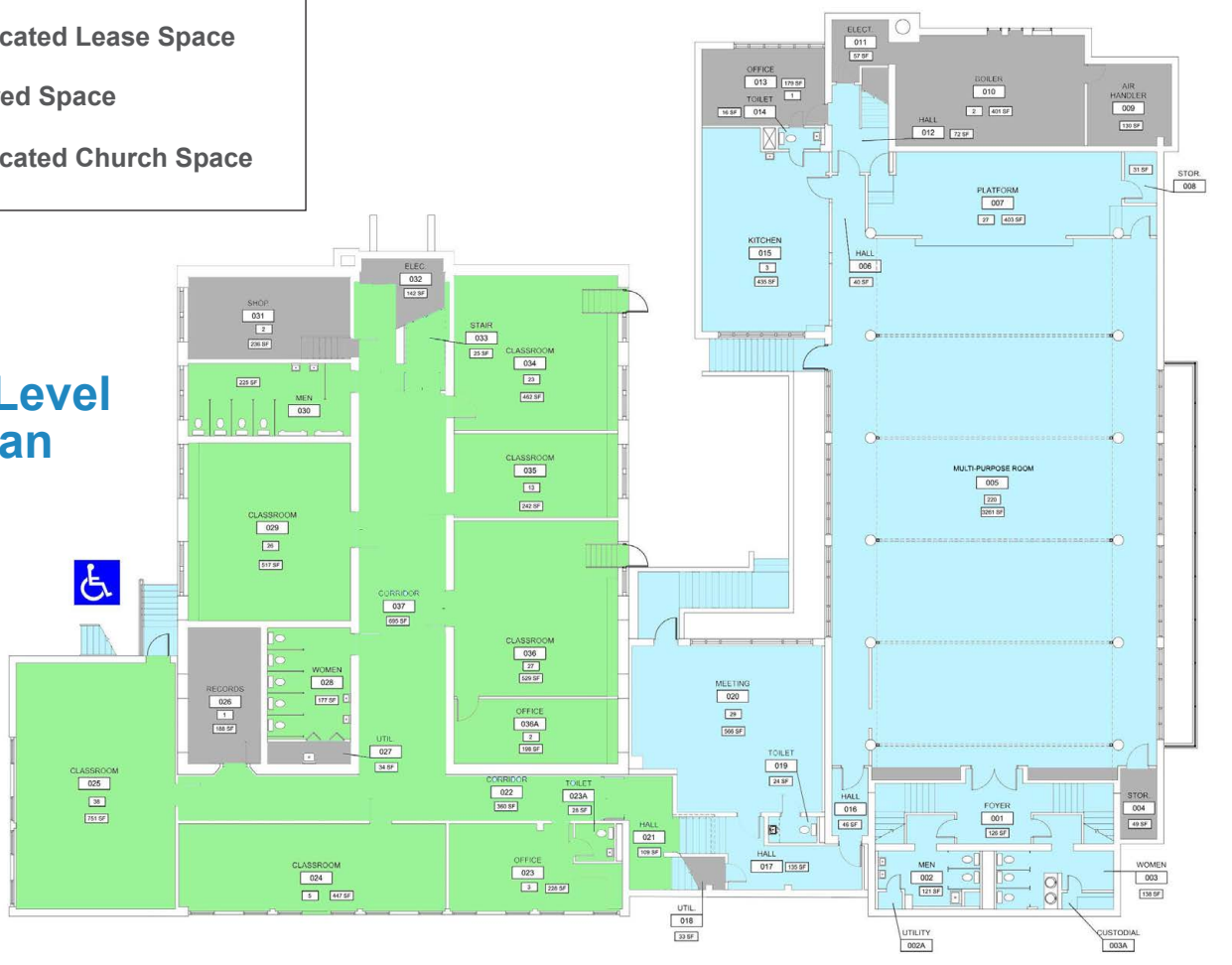
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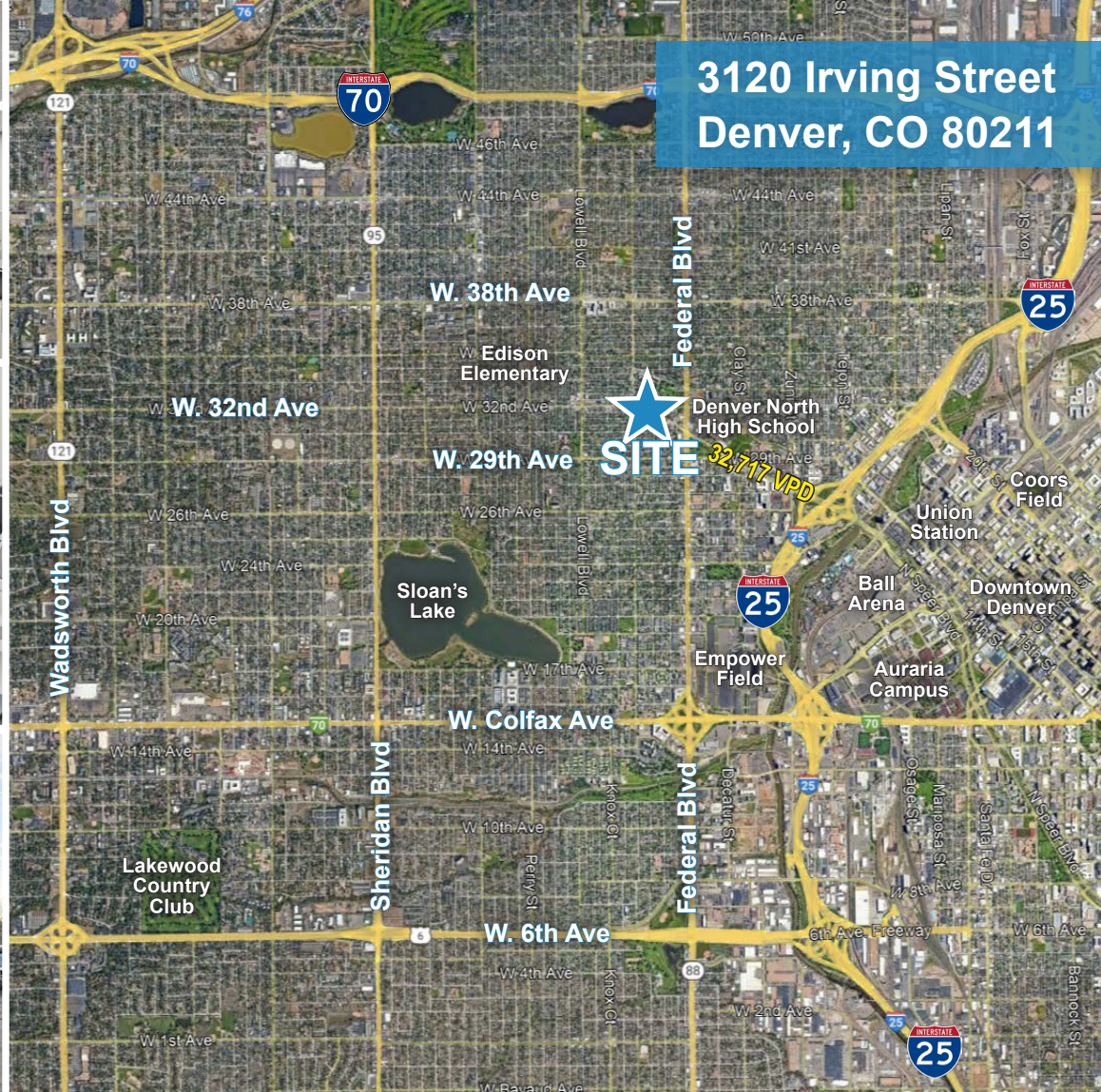
Upper Level Floorplan



- Dedicated Lease Space
- Shared Space
- Dedicated Church Space

Lower Level Floorplan





**3120 Irving Street
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SITE

32,717 VPD

8,810 VPD

W. 32nd Ave

15,012 VPD

Speer Boulevard

Irving Street



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