



OFFICE/RETAIL PROPERTY FOR LEASE

574 Santa Fe Drive, Denver, CO 80204

Lease Rate: \$20/SF Modified Gross
Available SF: 1,300 SF to 1,700 SF



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PROPERTY HIGHLIGHTS

- **High-Visibility Location:** Prime frontage on Santa Fe Drive with strong traffic counts (55,000–60,000 VPD).
- **Parking:** Rare, convenient on-site parking for employees and visitors plus additional neighborhood parking.
- **Move-In Ready:** Existing improvements allow for immediate occupancy with customization potential.
- **Flexible Zoning (U-MS-3):** Supports office, retail, showroom, and creative uses.
- **Excellent Access & Connectivity:** Immediate access to West 6th Avenue and proximity to major arterials provides convenient connectivity throughout the Denver metro.

AVAILABLE SPACE

SUITE	SQUARE FOOT	LEASE RATE
Suite 100	1,700 SF	\$20/SF Modified Gross
Suite 210	1,300 SF	\$20/SF Modified Gross
Suite 300	1,491 SF	\$20/SF Modified Gross



PROPERTY ADDRESS 574 SANTA FE DRIVE, DENVER, CO 80204

Lot Size	15,739 SF
Building Size	18,704 SF
Year Built/Renovated	1911/1990
Zoning	U-MS-3
Parking	31 Surface Spaces

6TH AVE

SANTA FE DR



6TH AVE

SANTA FE DR



2ND FLOOR

6TH AVE



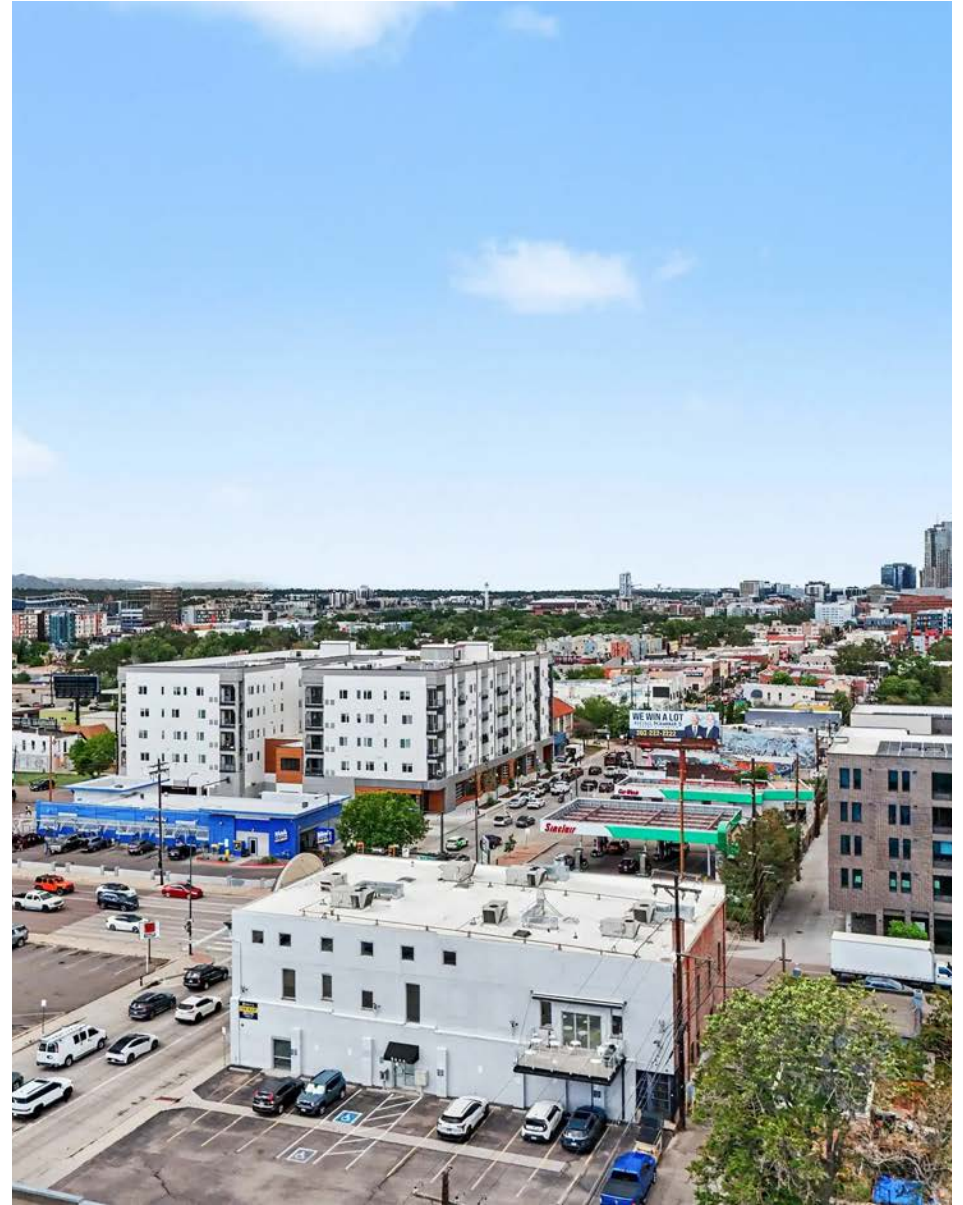








9 | 574 SANTA FE DRIVE



DENVER, CO 80204



DENVER CENTER FOR THE PERFORMING ARTS

COLORADO CONVENTION CENTER



COLORADO STATE CAPITOL CIVIC CENTER PARK

ECOLFAX AVE

CHEESEMAN PARK

DENVER ART MUSEUM
CLYFFORD STILL MUSEUM
HISTORY COLORADO CENTER

CAPITAL HILL

DENVER BOTANIC GARDENS

VILLA PARK

FUTURE HOME OF THE DENVER BRONCOS

W 8TH AVE

SUBJECT PROPERTY



E 6TH AVE

BROADWAY

SPEER BLVD

BAKER

DENVER COUNTRY CLUB

BARNUM

S FEDERAL AVE

SANTA FE DR



E ALAMEDA AVE



WASHINGTON PARK

FUTURE HOME OF THE DENVER BRONCOS (2020)

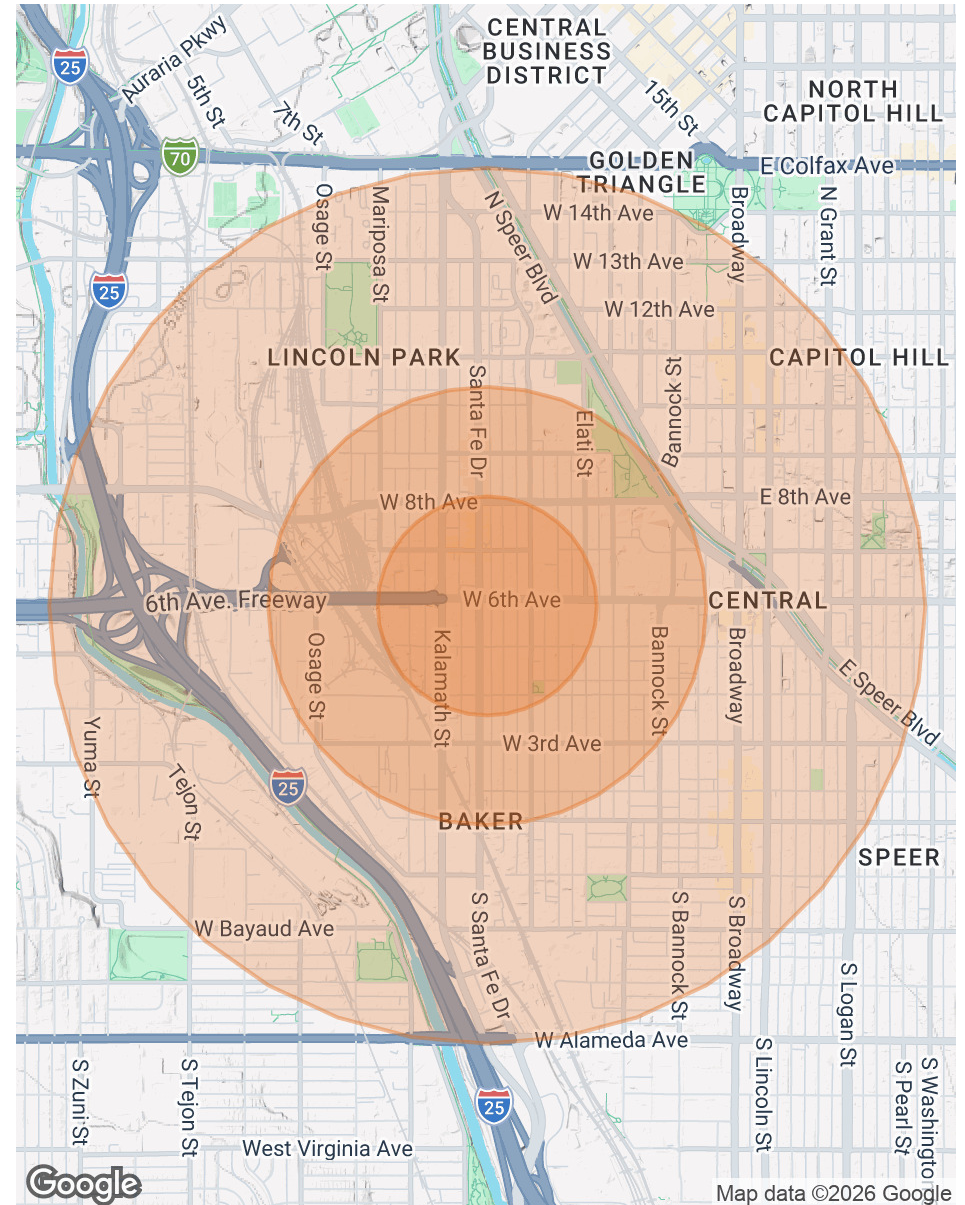
101574 SANTA FE DRIVE

DENVER CO 80202

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,116	4,899	25,517
Average Age	33.2	34.9	33.9
Average Age (Male)	33.7	35.3	34.4
Average Age (Female)	32.6	33.5	33.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	565	2,367	14,907
# of Persons per HH	2.0	2.1	1.7
Average HH Income	\$137,788	\$139,407	\$113,692
Average House Value	\$652,524	\$625,856	\$575,105

2023 American Community Survey (ACS)



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