

# 1,282 sf Space Now Available for Lease | 2700 Arapahoe St

Retail/Office Flex Open Format Space in rare renovated building, first built in 1889 | 2700 Arapahoe St, Denver, Colorado 80205



**Rate: \$26.00 psf plus NNN**

**weststar**

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## Opportunity - recently opened

Formerly an art studio, this 1,282 sf ground level open format retail/office flex space is available for lease. Fully renovated and landscaped four years ago, this historic 1889 corner property is the home to The Savoy Denver, a long time theater and events venue upstairs with retail at ground level, the familiar brick building offering an ambience all its own within the Historic Curtis Park/Five Points neighborhoods. This property is situated between the highly transformative Five Points and RiNo Districts with dense population growth in near and surrounding areas. With high visibility at the corner of 27th and Arapahoe Streets, on-street parking, light rail options nearby and plentiful new adjacent multi-storied apartments in this area makes for a viable opportunity to consider pursuing. *Please give us a call for more information.*

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Disclaimer: Event centers & other enterprises are only an approximation as to where their respective locations may be.

**Average Daily Traffic Counts (2024)**

On Champa St at 26th St NE	7,879 VPD
On Arapahoe St at 26th St SW	5,659 VPD

  

Area Demographics	1-Mile	3-Miles	5-Miles
2024 Population	42,657	229,883	468,060
Average HH Income	107,310	\$102,837	\$101,735
Median Age	34.8	35.5	36.3
Owner Occupied HHs	4,014	34,611	89,025
Renter Occupied HHs	8,147	71,251	124,759

Mar 2026 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

**PROPERTY OVERVIEW**

Building	2700 Arapahoe St
Space footage	1,282 sf
Rate	\$26.00 psf + NNN
City/County	Denver/Denver
Zoning	U-MX-2

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*This 1,282 sf space was formerly leased as an art studio. Currently, this space is being offered as Retail/Office Flex for lease. Its layout is an open space format. Give us a call for further information.*