

2306

W 29TH AVENUE

DENVER, CO 80211

LEASE RATE

\$24 PSF (NNN)



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Unique Properties, Inc

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PROPERTY HIGHLIGHTS

| | |
|---------------------------|-----------------------|
| Lease Rate: | \$24 PSF (NNN) |
| Est: NNN: | \$7.74 PSF |
| Property Type: | Mixed-Use |
| Available SF: | 2,994 SF |
| Pro-Rata Share: | 63.14% |
| Number of Floors | C-MX-5 |
| County: | Denver |
| Property Taxes Est. 2025: | \$18,545 (\$3.91 PSF) |

PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present to a qualified lessee the opportunity to lease 2306 W. 29th Avenue. This space is 3,001 square feet and is located in the sought after neighborhood, the Lower Highlands. The space is 2 stories and was completely renovated in 2012. There is parking on the east side of the building, and the space features a 8'x8' drive in door. This space could be great for retail, office, warehouse/distribution medical, health and wellness. The C-MX-5 zoning provides users with flexibility for a multitude of different uses.

- Located in the Lo-Hi neighborhood.
- Easy access to downtown Denver, and Interstate 25.
- Off-Street Parking | 6 Spaces
- Plethora of nearby shopping, dining, and entertainment.
- Permissive C-MX-5 zoning | Multitude of possibilities.



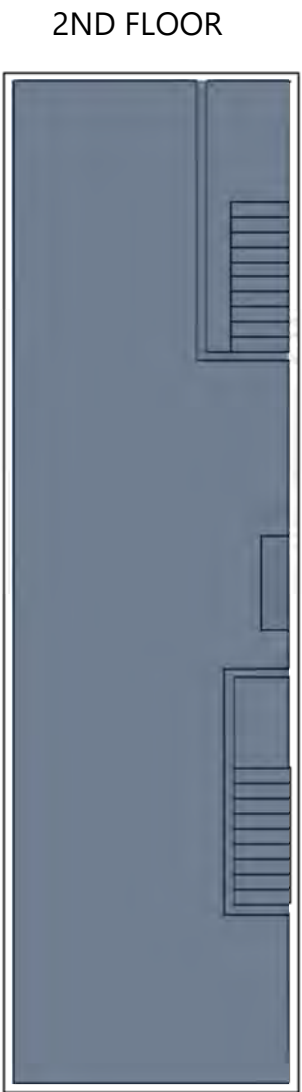
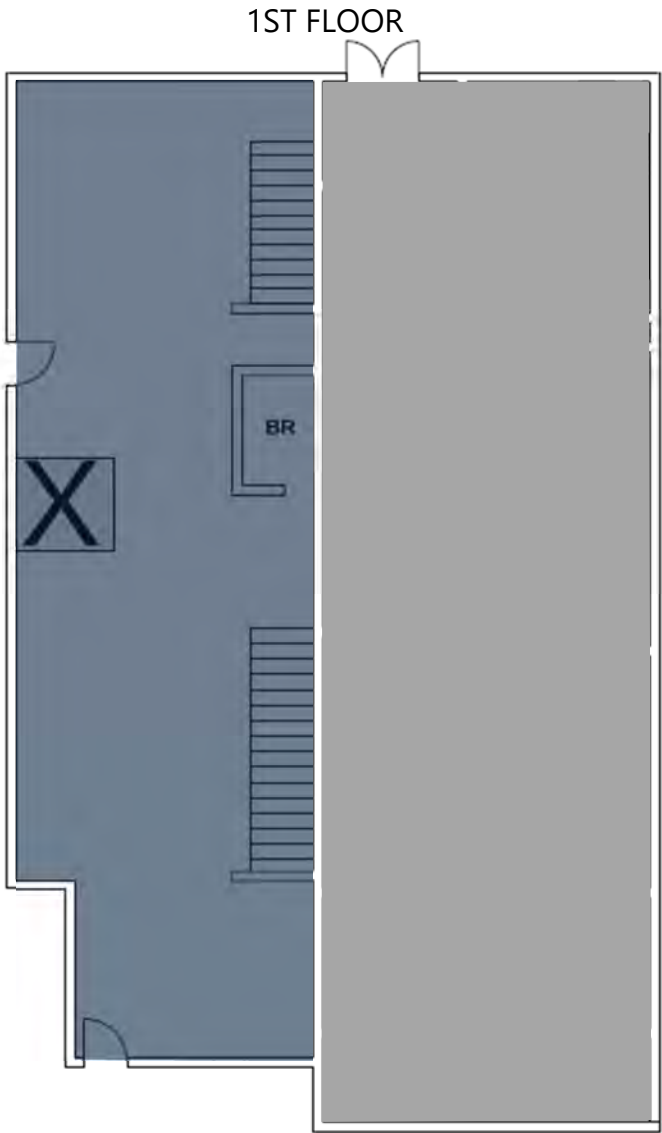
NEARBY SHOPPING/DINING/ENTERTAINMENT



BUILDING FLOORPLAN

-  - COMMERCIAL SPACE
-  - LEASED

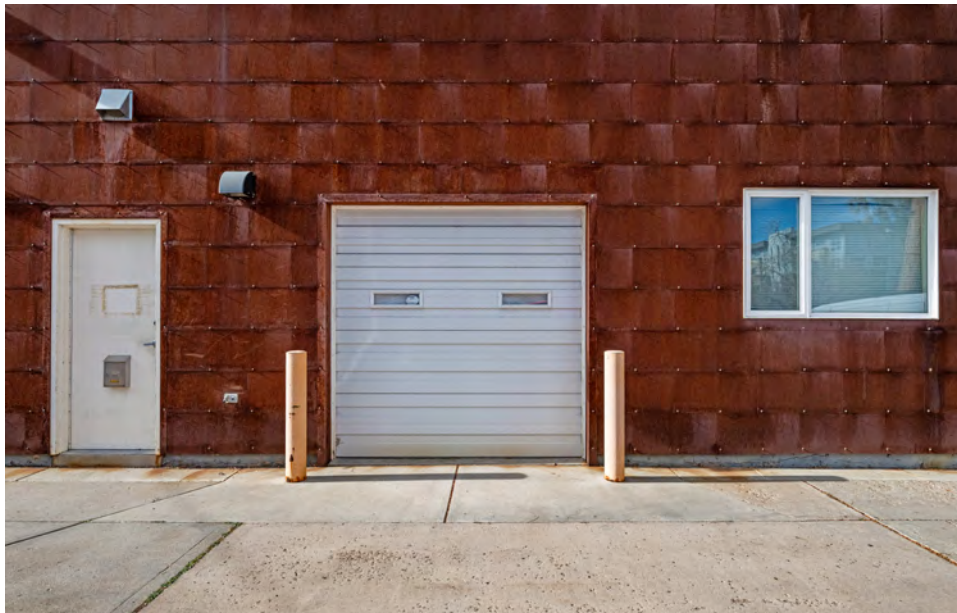
8' x 8'
Drive In Door



AREA MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS

| Radius | 1 Mile | 2 Mile | 3 Mile |
|----------------------------------|------------------|------------------|------------------|
| Population: | | | |
| 2029 Projection | 36,367 | 117,853 | 228,281 |
| 2024 Estimate | 35,637 | 114,751 | 223,627 |
| 2010 Census | 34,323 | 106,606 | 213,748 |
| Growth 2024-2029 | 2.05% | 2.70% | 2.08% |
| Growth 2020-2024 | 3.83% | 7.64% | 4.62% |
| Median Age | 34.40 | 34.90 | 35.40 |
| Average Age | 35.70 | 36.50 | 36.90 |
| 2024 Population by Race: | | | |
| White | 27,490 | 80,346 | 149,091 |
| Black | 886 | 6,146 | 12,198 |
| Am. Indian & Alaskan | 249 | 1,278 | 2,942 |
| Asian | 1,156 | 3,684 | 6,051 |
| Hawaiian & Pacific Island | 10 | 40 | 82 |
| Other | 5,847 | 23,257 | 53,264 |
| Hispanic Origin | 5,799 | 25,730 | 59,943 |
| U.S. Armed Forces: | 16 | 54 | 75 |
| Households: | | | |
| 2029 Projection | 20,946 | 62,245 | 117,031 |
| 2024 Estimate | 20,535 | 60,550 | 114,572 |
| 2010 Census | 19,863 | 56,063 | 109,329 |
| Growth 2024-2029 | 2.00% | 2.80% | 2.15% |
| Growth 2020-2024 | 3.38% | 8.00% | 4.80% |
| Owner Occupied | 6,062 | 19,152 | 38,751 |
| Renter Occupied | 14,473 | 41,398 | 75,821 |
| 2024 Avg Household Income | \$136,139 | \$122,253 | \$110,795 |
| 2024 Med Household Income | \$109,297 | \$95,553 | \$84,031 |

| Radius | 1 Mile | 2 Mile | 3 Mile |
|--|--------|--------|---------|
| 2024 Households by Household Inc: | | | |
| <\$25,000 | 2,105 | 10,265 | 20,381 |
| \$25,000 - \$50,000 | 1,954 | 6,010 | 15,678 |
| \$50,000 - \$75,000 | 3,185 | 8,292 | 16,492 |
| \$75,000 - \$100,000 | 2,332 | 6,942 | 13,109 |
| \$100,000 - \$125,000 | 1,858 | 5,470 | 10,021 |
| \$125,000 - \$150,000 | 2,273 | 6,053 | 9,963 |
| \$150,000 - \$200,000 | 2,570 | 7,064 | 13,223 |
| \$200,000+ | 4,257 | 10,453 | 15,706 |
| 2024 Population by Education: | | | |
| Some High School, No Diploma | 1,470 | 5,585 | 13,655 |
| High School Grad (Incl Equivalency) | 1,894 | 10,194 | 24,515 |
| Some College, No Degree | 4,008 | 16,545 | 35,248 |
| Associate Degree | 1,537 | 7,269 | 14,668 |
| Bachelor Degree | 14,827 | 38,089 | 66,073 |
| Advanced Degree | 6,756 | 19,798 | 34,672 |
| 2024 Population by Occupation | | | |
| Real Estate & Finance | 2,924 | 8,337 | 13,538 |
| Professional & Management | 24,655 | 69,012 | 117,549 |
| Public Administration | 743 | 2,523 | 4,907 |
| Education & Health | 4,893 | 13,674 | 28,335 |
| Services | 1,977 | 8,954 | 19,730 |
| Information | 1,108 | 2,598 | 5,041 |
| Sales | 5,139 | 13,568 | 25,873 |
| Transportation | 1,280 | 4,747 | 9,086 |
| Retail | 1,884 | 5,524 | 11,651 |
| Wholesale | 596 | 1,875 | 3,815 |
| Manufacturing | 1,788 | 4,674 | 8,568 |
| Production | 1,015 | 4,123 | 9,912 |
| Construction | 767 | 2,754 | 7,047 |
| Utilities | 661 | 2,514 | 5,424 |
| Agriculture & Mining | 349 | 831 | 1,409 |
| Farming, Fishing, Forestry | 4 | 209 | 424 |
| Other Services | 867 | 3,369 | 7,188 |



UNIQUE
PROPERTIES

TCN
COMMERCIAL
REAL ESTATE SERVICES

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