

# 2930 W. 20th Ave.

Denver, CO 80204

FOR LEASE



## 1,728 SF FLEX SPACE FOR LEASE | JEFFERSON PARK

### Property Highlights

- Located in the vibrant Jefferson Park neighborhood, a short distance to Highlands, Sloan's Lake, and Downtown Denver, offering excellent accessibility and neighborhood character.
- Excellent regional access via major corridors including I-25, 6th Ave, and 20th Ave, improving commute and logistics.
- Flexible layout supporting a range of tenant uses
- Strong neighborhood amenities: nearby cafes, breweries, retail & lifestyle destinations
- Close to residential density and transit, enhancing workforce access

### Property Facts

Availability	1,728 SF
Building Size	6,895 SF
Drive In Door	One (1) 8' x 10'
Parking	Contact Broker
Zoning	C-MX-5
NNN Estimate	\$3.64/SF

**Lease Rate: \$13.00/SF NNN**

**NAI**Shames Makovsky

**Solomon Stark**

**303 565 3032**

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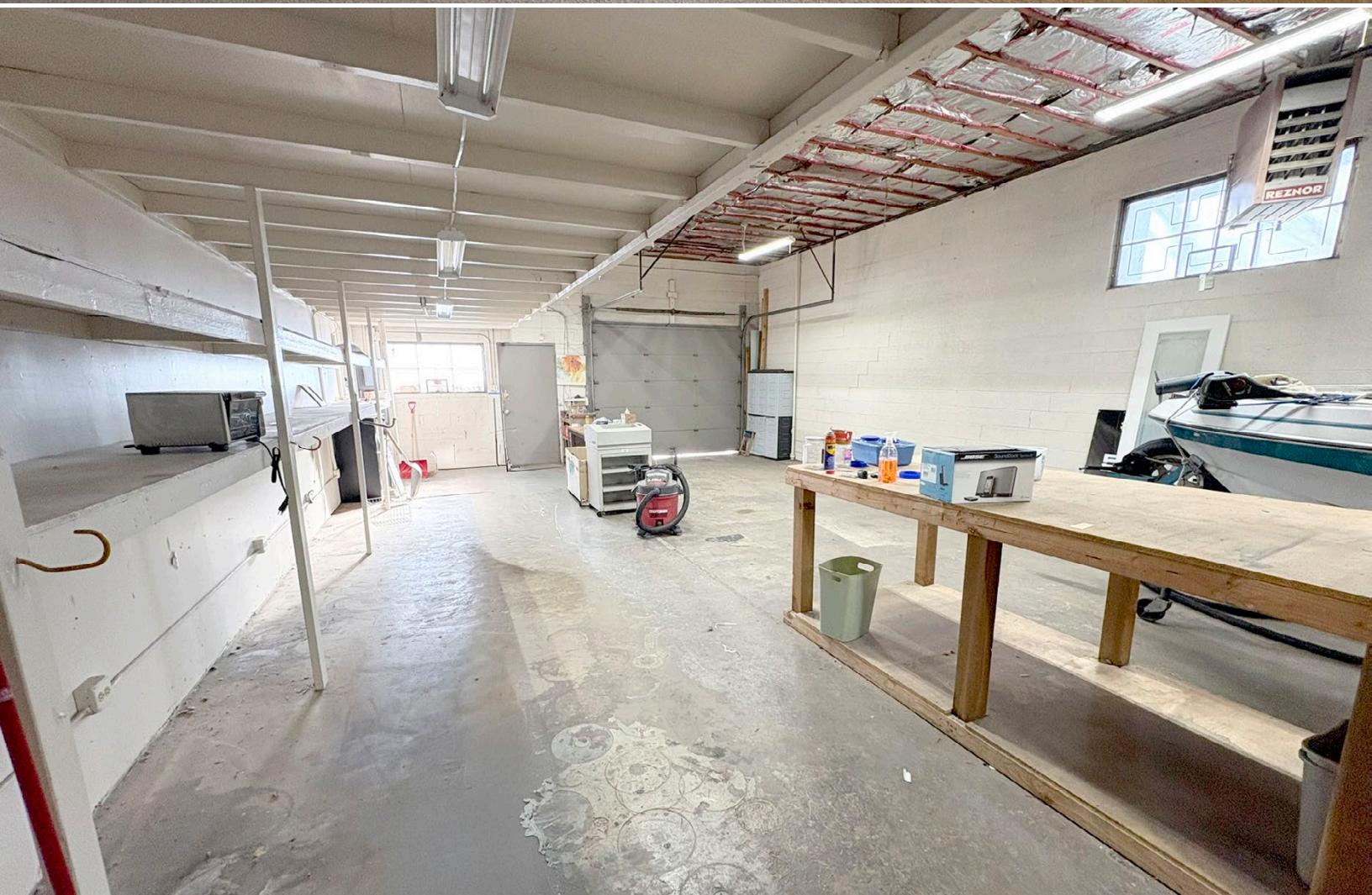
**Sandy Feld**

**303 565.3024**

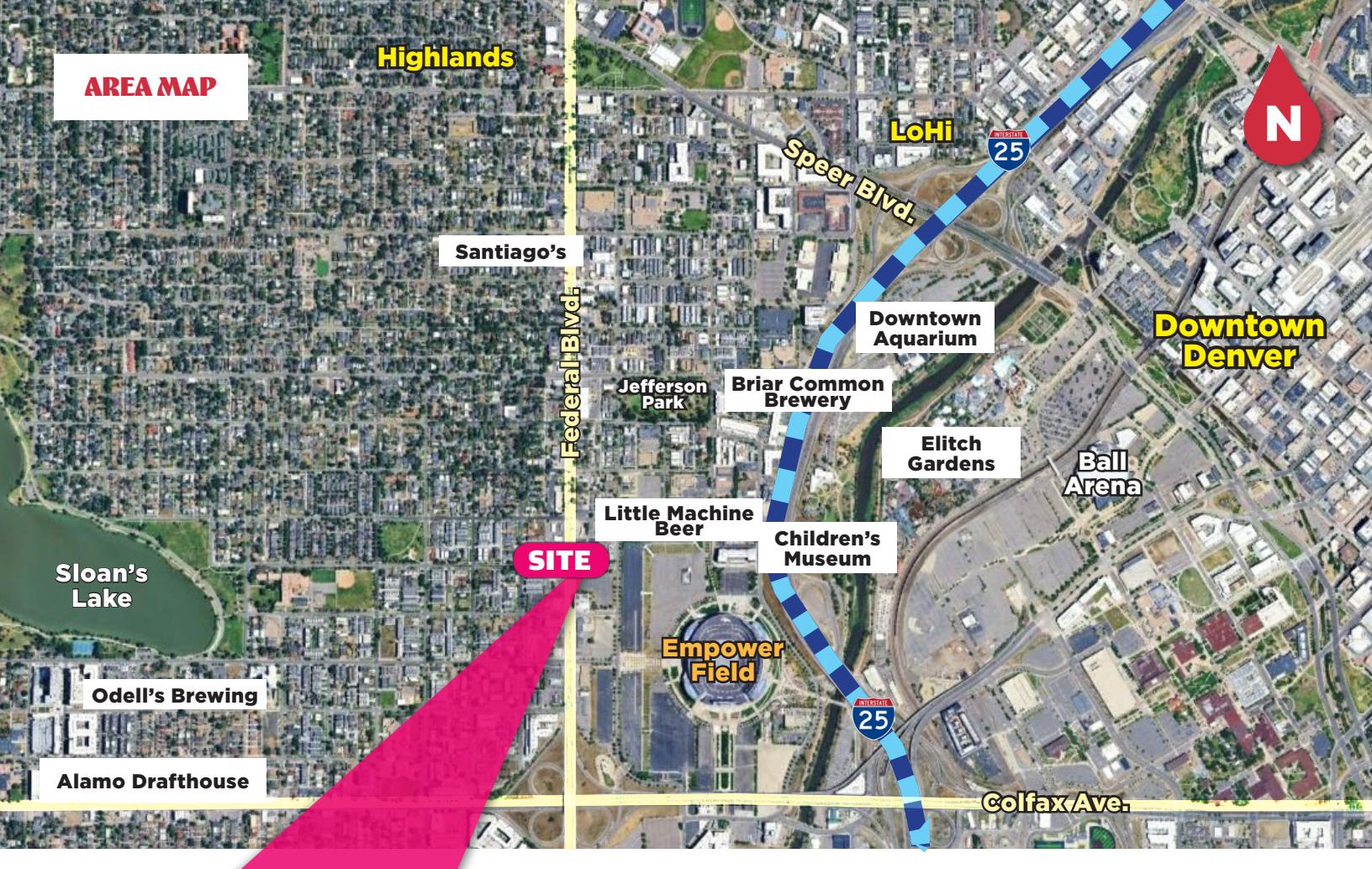
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**PHOTOS**



## AREA MAP



## Demographics

	1 MI	3 MI	5 MI
HOUSEHOLDS	12,067	118,978	224,084
5 YEAR HH PROJECTION	12,503	121,267	226,752
AVG. HH INCOME	\$121,494	\$107,632	\$107,446
MEDIAN AGE	34	35.3	36.5
AREA DAYTIME EMPLOYEES	13,032	218,934	370,553

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