

12,247 sf Space Now Available for Lease | Neighborhood Center

3320 N Downing Street, Denver, Colorado 80205

Asking Rate: \$16.00 psf



disclaimer: above yellow arrow represents location in property of large retail space for lease

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In the Heart of Population Growth

The 12,247 sf space that has recently opened at **3320 N Downing St** for lease is located in a centralized area of Denver surrounded by popular districts that consistently attract the many locals in the area as well as the high tourism that floods into the city all year round. Resting conveniently between both the RiNo and Five Points Districts, this property affords an underlying opportunity: dense populations, everywhere.

Five Points is one of the oldest neighborhoods in Denver, Colorado. It is now one of the fastest growing in terms of both redevelopment and population. Much of this growth is taking place in the River North Arts District (RiNo) which is often considered by locals a neighborhood of its own; although it is officially within the Five Points District neighborhood.

What gives **3320 N Downing St** an edge on transportation besides travel by car, is the light rail line station located at 33rd and Downing St.

North of the districts is the famous Mission Ballroom, a 4,000-capacity music venue that attracts thousands of music goers throughout the year. Further north is the huge National Western complex that for the last several years has been in a massive transformation, and recently has gotten the approval from the Denver City Council to start construction on the long-anticipated Equestrian Center, a key component of the ongoing National Western Center campus development. Furthermore, the new CSU Spur campus maintains a year round facility on the continuing education of Western heritage, culture and agriculture.

3320 N Downing St is in the midst of all the many venues that are flooded annually by the populations throughout this area. Please give us a call for more information.

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change without notice.

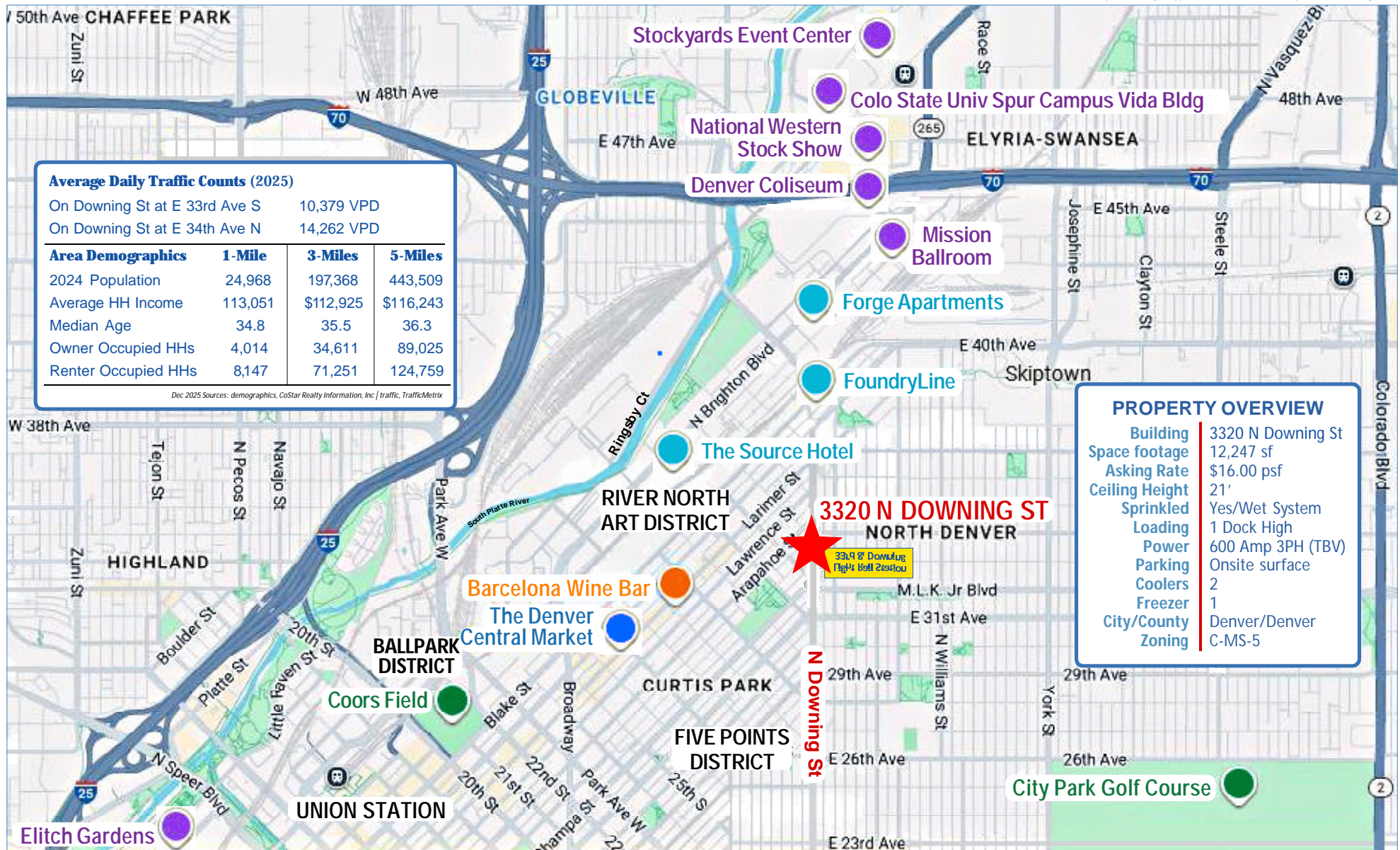
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Disclaimer: Event centers & other enterprises are only an approximation as to where their respective locations may be.



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Besides all the many apartments almost to full capacity in the area, and more construction in the works, there are numerous venues to attract growing populations, both local and tourism.

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Property Highlights

- ▶ High 21' ceilings
- ▶ Competitive asking rate
- ▶ 12,247 sf space can be demised into 4,000 sf units
- ▶ High visibility in both directions
- ▶ Within the popular RiNo / Five Points Districts
- ▶ Adjacent to 33rd and Downing Light Rail Station
- ▶ Property within a highly active community

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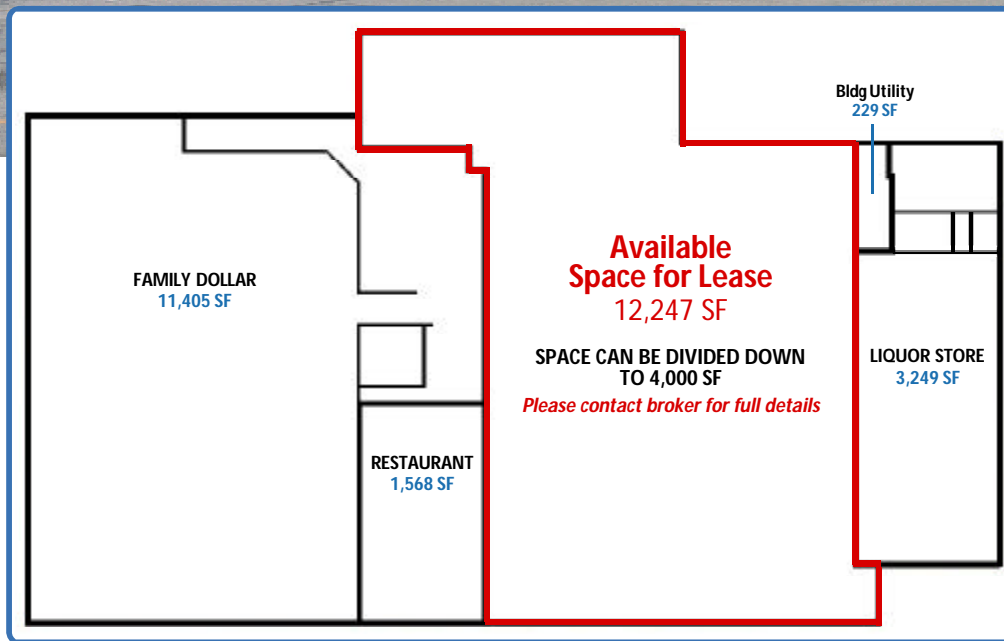
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Summary

According to current demographics, this 12,247 sf space for lease at **3320 N Downing St** would be ideal for such businesses as a specialized grocery, food & beverage use, a recreation center, sport and fitness venue, or other creative enterprise. It's location is in close proximity to neighboring dense populations of residential single family home communities, apartments, offices, and hotels. Within the surrounding areas are varied venues in entertainment, music, the arts, event centers, amusement parks, and sports arenas, the location of this property being an ideal opportunity to take advantage of. Near Union Station, Coors Field, LoDo, Elitch Gardens, Mission Ballroom, Denver's City Park Golf Course, Denver Zoo, Botanic Gardens to name a few, **3320 N Downing St** is the place to be. Also, the property can be demised into 4,000 SF units to accommodate smaller tenant needs (please contact one of our brokers with your current needs).

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*Please give us a call
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about this space for lease*

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