

RETAIL OR RESTAURANT/BAR BUILDING

925 W. 8th Avenue, Denver, CO 80204

2,488 SF BUILDING AVAILABLE



FOR LEASE

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PROPERTY HIGHLIGHTS

2,488 SF
Building Size

\$22.00/SF
Base Rent

\$13.15/SF
NNN

\$7,288
Monthly Rent

ABOUT THE PROPERTY

- 2,488 SF free-standing retail building available for lease
- High visibility retail with parking
- Pole signage on 8th Ave with nearly 28,000 vehicles passing the building each day
- Ideal building for restaurant or bar concept - equipped with walk in cooler and bar
- Potential for patio
- Two roll up doors
- Situated in the Santa Fe Arts Distric - a lively district that draws both locals and tourists
- 650+ new apartment units in the neighborhood

TRAFFIC COUNTS

W. 8th Avenue

27,980 VPD

N. Kalamath Street

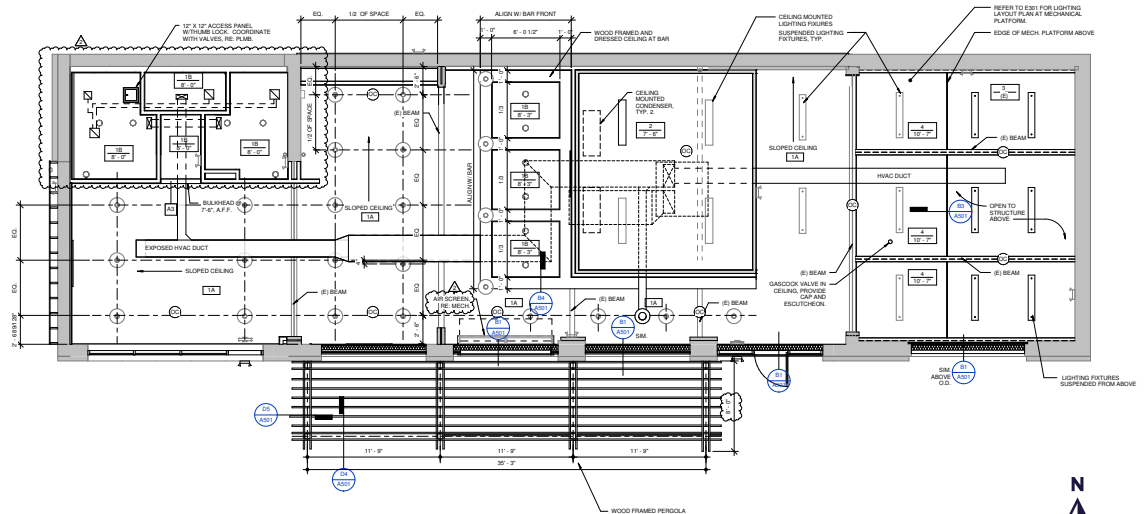
36,215 VPD

Year: 2025 | Source: DRCOG

DEMOGRAPHICS

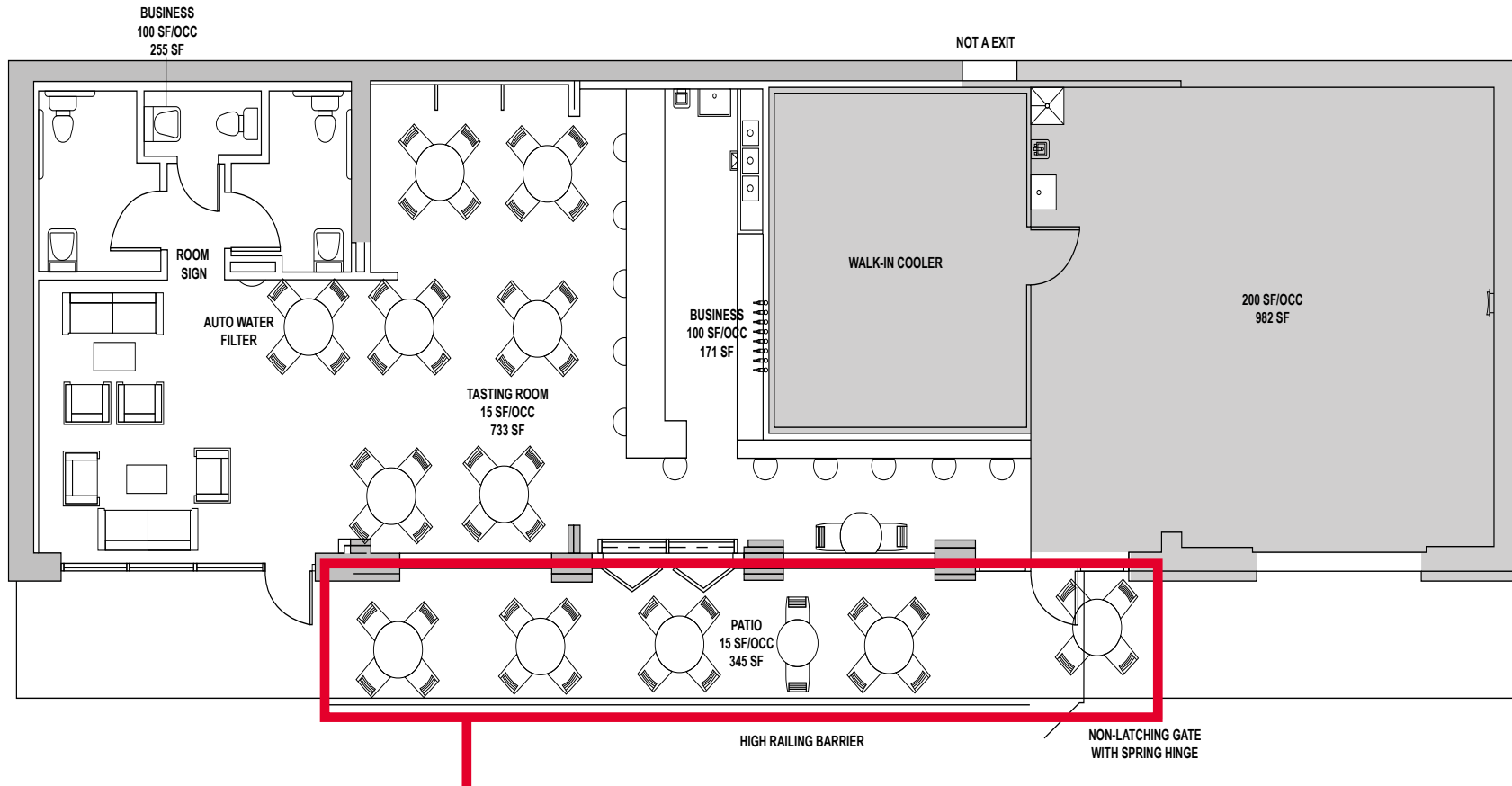
Year: 2025 | Source: Esri

	1 Mile	3 Miles	5 Miles
Population	26,858	270,669	558,318
Total Households	15,098	131,592	262,170
Avg. Household Income	\$127,742	\$142,570	\$142,937
Daytime Population	63,717	395,376	695,456



FLOOR PLAN

2,488 SF



Conceptual Patio
(See next page for example)

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CONCEPTUAL PATIO PLAN



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INTERIOR PHOTOS



TASTING ROOM



BREWERY



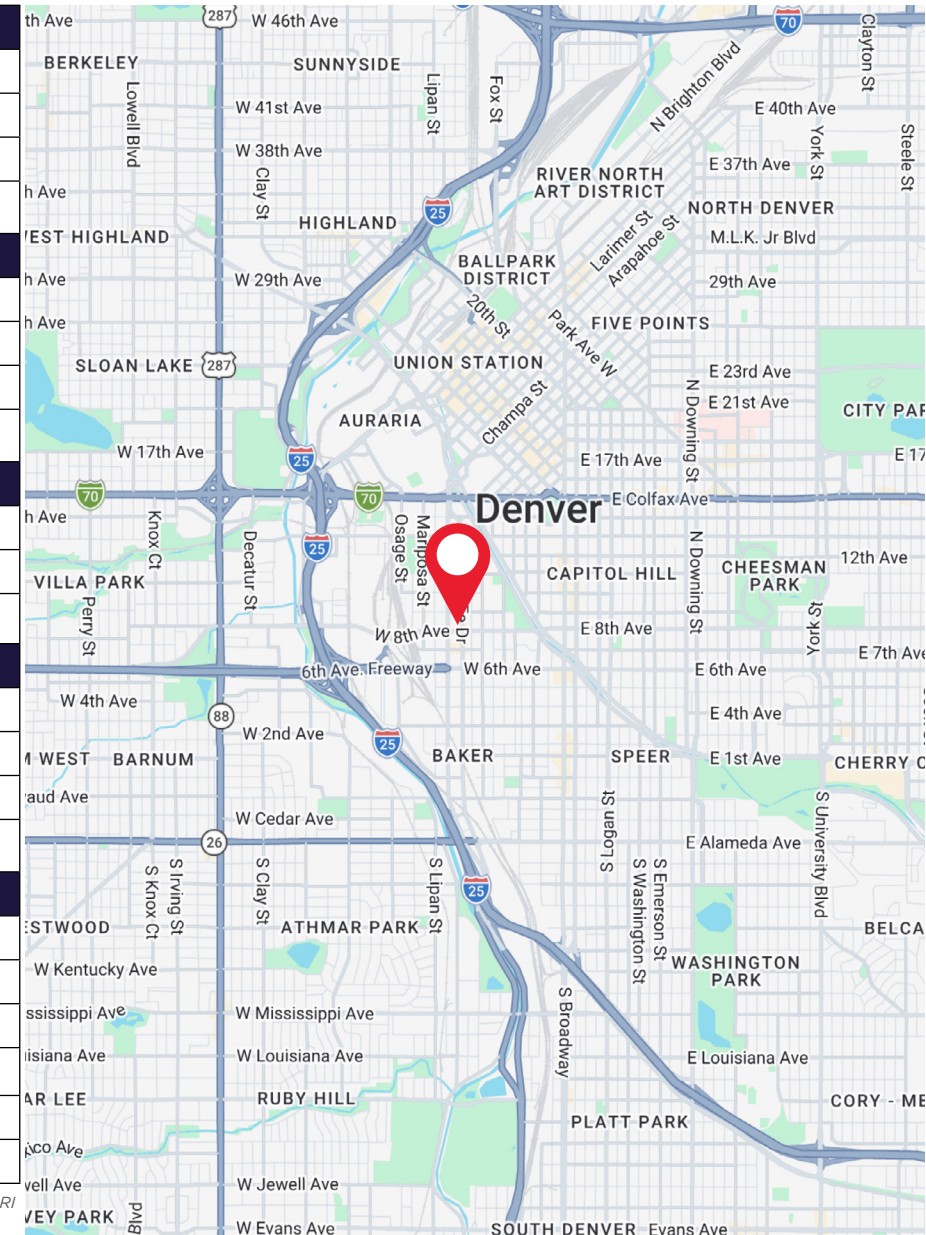


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DEMOGRAPHICS HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	26,858	270,669	558,318
2030 Projected Population	33,847	292,775	588,515
Proj. Annual Growth 2025 to 2030	4.73%	1.58%	1.06%
Daytime Population			
2025 Daytime Population	63,717	395,376	695,456
Workers	54,877	297,709	473,063
Residents	8,840	97,667	222,393
Income			
2025 Est. Average Household Income	\$127,742	\$142,570	\$142,937
2025 Est. Median Household Income	\$88,409	\$101,099	\$100,123
Households & Growth			
2025 Estimated Households	15,098	139,906	262,170
2030 Estimated Households	19,384	152,057	277,089
Proj. Annual Growth 2025 to 2030	5.12%	1.68%	1.11%
Race & Ethnicity			
2025 Est. White	67%	66%	64%
2025 Est. Black or African American	7%	5%	5%
2025 Est. Asian or Pacific Islander	4%	3%	3%
2025 Est. American Indian or Native Alaskan	2%	2%	2%
2025 Est. Other Races	20%	24%	25%
2025 Est. Hispanic (Any Race)	23%	27%	29%



Source: ESRI

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AERIAL

DOWNTOWN DENVER
(1 MILE FROM SUBJECT PROPERTY)

KALAMATH STREET

Kalamath Street is a four-lane one-way primary arterial corridor connecting downtown to US Hwy. 6 West (primary corridor to western suburbs and mountains) and I-25 (primary north-south corridor), which are accessed one block from the 7-Eleven at 6th Avenue. Additionally, all traffic leaving core Denver neighborhoods (Cherry Creek, Hilltop, Capitol Hill, Congress Park) headed west to the mountains passes directly by the 7-Eleven via 8th Avenue.

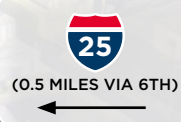
SITE

8TH AVE.
28,000+ VPD

SANTA FE DR.
21,000+ VPD

KALAMATH ST.
34,000+ VPD

7TH AVE.
7,000+ VPD



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.