

Space Summary

As the cornerstone of the community, The Landmark Building at 3615 W 32nd Avenue offers a rare opportunity to secure boutique retail space in the heart of Denver's iconic Highlands Square. Centrally positioned on the sunny, high-visibility corner of 32nd & Lowell, this approximately 1,000 SF street-level storefront delivers unbeatable exposure along one of the city's most sought-after neighborhood retail corridors. The surrounding blocks are anchored by established women-focused boutiques, high-performing restaurants, and strong foot traffic, creating the exact ecosystem where luxury retail thrives.

The space becomes available March 1, 2026, immediately following the current tenant's lease expiration, providing ample time for new tenants to plan a thoughtful build-out. With flexible layout options—including the potential to lease or convert an additional basement space of approximately 1,000 SF—this property can support a range of retail concepts seeking premium placement and a sophisticated shopper demographic. Existing build-ins, including counters, lighting, fixtures, and utility infrastructure, offer a turnkey starting point and reduce upfront costs for incoming tenants.

Highlands Square continues to attract affluent households, weekend destination shoppers, and established boutique brands. Neighbors like STRUT Denver and other specialty retailers reinforce the corridor's identity as one of Denver's most desirable shopping districts for women's fashion, jewelry, accessories, culinary goods, and elevated lifestyle concepts.

AVAILABLE SPACE	MAIN LEVEL: ~1,000 SF OPTIONAL BASEMENT: ~1,000 SF
RENT/SF/YR	\$50/SF MAIN LEVEL + OPTIONAL \$10/SF BASEMENT
LEASE TERM	5+ YEARS
YEAR BUILT	1907

For Lease: Prime Retail Space in Highlands Square

3615 W 32ND AVENUE
DENVER, CO 80211



\$50.00/SF

MAIN LEVEL LEASE RATE

\$10.00/SF

OPTIONAL BASEMENT RATE

NNN

LEASE TYPE

3/1/26

AVAILABLE



Demographics 2025

	1 MILE	2 MILES	3 MILES
2024 TOTAL POPULATION	26,862	99,297	190,081
ANNUAL POP. GROWTH	0.1%	1.0%	1.2%
AVG HOUSEHOLD INCOME	\$138,290	\$127,209	\$111,276

Location Highlights

- Located in Highlands Square, a well-established boutique retail/shopping district along W 32nd Ave & Lowell Blvd: a charming and walkable commercial district with a mix of boutiques, restaurants & coffee shops.
- Established boutique retail neighbors just steps away, demonstrating that the corridor attracts the target female-shopping audience.
- Strong daytime/weekend foot-traffic environment and neighborhood live/work population: the broader Highlands area draws young professionals, creative types and affluent households (“average individual income ~\$101,008”).
- Excellent adjacent dining and experiential draw: the corridor includes restaurants, cafés, collectibles and retail boutiques which support longer dwell time and cross-shopping pull.

Traffic Counts

Collection Street	Cross Street	Vehicles Per Day
W 32nd Ave	Meade St W	8,656
Lowell Blvd	W 32nd Ave S	7,600
Lowell Blvd	W 32nd Ave N	5,831
Lowell Blvd	W 31st Ave S	5,920
W 32nd Ave	Lowell Blvd	8,411
Lowell Blvd	W 34th Ave N	2,179
W 32nd Ave	Perry St W	7,021
W 32nd Ave	Perry St W	7,418
Perry St	W 33RD Ave N	810
Lowell Blvd	W 34th Ave S	7,358

WEST HIGHLAND AREA OVERVIEW

West Highland continues to be one of the darlings of Denver and is the true heart of the Highlands, with its solid growth in home prices, well-performing pair of schools, and solid commercial offerings. Not only is it the area’s original central neighborhood, it’s also enjoying a strong and steady renaissance as one of Denver’s hottest neighborhoods. The area is bursting with a mix of distinctive architecture — including artful Bungalows, Victorians, Denver Squares, Classic Cottages and quite a bit of new construction as well.

THE NUCLEUS OF COMMERCE – HIGHLAND SQUARE

The West Highland epicenter is 32nd & Lowell, known as Highland Square. Highland Square is lined with a variety of local Denver businesses, including restaurants, coffee shops, boutique retail shopping, workout studios, and services, ranging from real estate to salons and everything in-between. Visitors and locals flock to the area to enjoy the comforts of city living in a cozy atmosphere. Highland Square is the perfect place for you to bring your friends, family, and pooch to shop, munch on premium cuisine, sip a cocktail, and enjoy a stroll in a vibrant community.

THE PERFECT WALKABOUT NEIGHBORHOOD

West Highland boasts wide sidewalks, tree-lined streets, two convenient bike lanes, plenty of public transportation, and a pedestrian bridge connecting to downtown. With plenty of thoroughfares and park options, there are an abundance of ways to get outside and explore one of Denver’s top ‘hoods. What’s more, this neighborhood plays host to many of Denver’s favorite events, including the Highlands Farmer’s Market, The Highlands Street Fair, Holiday In The Highlands and many more.



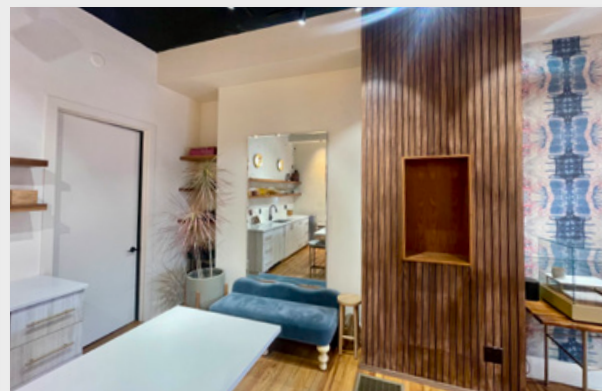


The Landmark Building

3615 W 32ND AVENUE
DENVER, CO 80211

Property Highlights

- Lease term currently runs through Feb 2026, with possession available 3/1/26 – gives incoming tenant time to plan a full build-out and a strong opening.
- Prime high-end retail space along a strong boutique corridor; current tenant is a fine jewelry retailer which signals quality-oriented tenancy.
- Street-level frontage on W 32nd Ave at the prominent corner of 32nd & Lowell – excellent visibility, wide sidewalk, sunny exposure, ideal for women's luxury retail.
- Lease pricing structured at approx. \$50/SF (NNN approx. \$17.49/SF) which aligns with premium positioning; term 5+ years.
- Turn-key ready: build-in counter, checkout counter, lighting, kitchen sink, bathroom fixtures remain – minimized upfront build-cost for incoming tenant.
- Basement area available for: (a) dedicated tenant storage (approx. \$10/SF lease option) or (b) additional back-of-house build-out (plumbing/back-office work possible) – adds flexibility.
- Wide sidewalk and visible storefront – excellent for window displays and branding exposure.



**CALL FOR MORE
INFORMATION:**



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