

ALLOY SUNNYSIDE / 4150 JASON ST, DENVER, CO 80202



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LEGEND
PARTNERS ■■■

DOWNTOWN DENVER

ALLOY SUNNYSIDE

**2,650 SF
FIRST FLOOR
RETAIL**

ALLOY SUNNYSIDE is positioned in

the heart of north Denver's rapidly evolving Sunnyside/Chaffee Park corridor, offering retailers a strategic foothold within one of the city's most supply-constrained and demographically attractive submarkets. Located at 4150 Jason Street, the property benefits from immediate proximity to established residential neighborhoods, major commuter routes, and a growing base of urban professionals seeking walkable, neighborhood-oriented retail.

The surrounding area blends long-standing local character with steady infill development, creating consistent daily traffic from residents, commuters, and nearby employers. Sunnyside is known for its strong support of independent and service-oriented businesses, with nearby corridors featuring cafés, fitness concepts, neighborhood dining, and specialty retail that thrive on repeat local visitation rather than destination-only traffic.

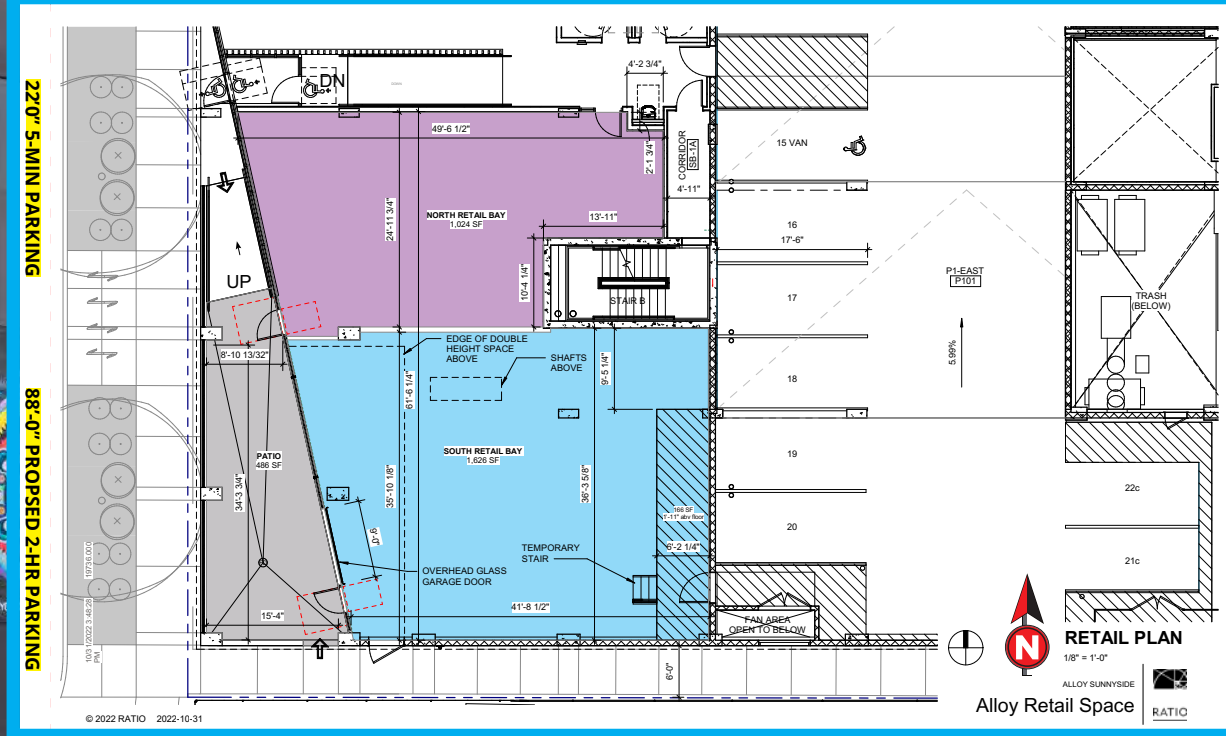
As a modern mixed-use development, Alloy Sunnyside offers retailers the rare advantage of new construction within an established neighborhood—delivering contemporary storefronts, efficient layouts, and strong street presence while tapping into an existing customer base. Its location provides quick access to downtown Denver, I-70, and major north-south arterials, enhancing visibility and convenience for both customers and staff.

For retail users seeking long-term stability, built-in demand, and alignment with a growing, community-driven neighborhood, Alloy Sunnyside presents a compelling opportunity to establish a durable presence in north Denver's next wave of neighborhood retail growth.

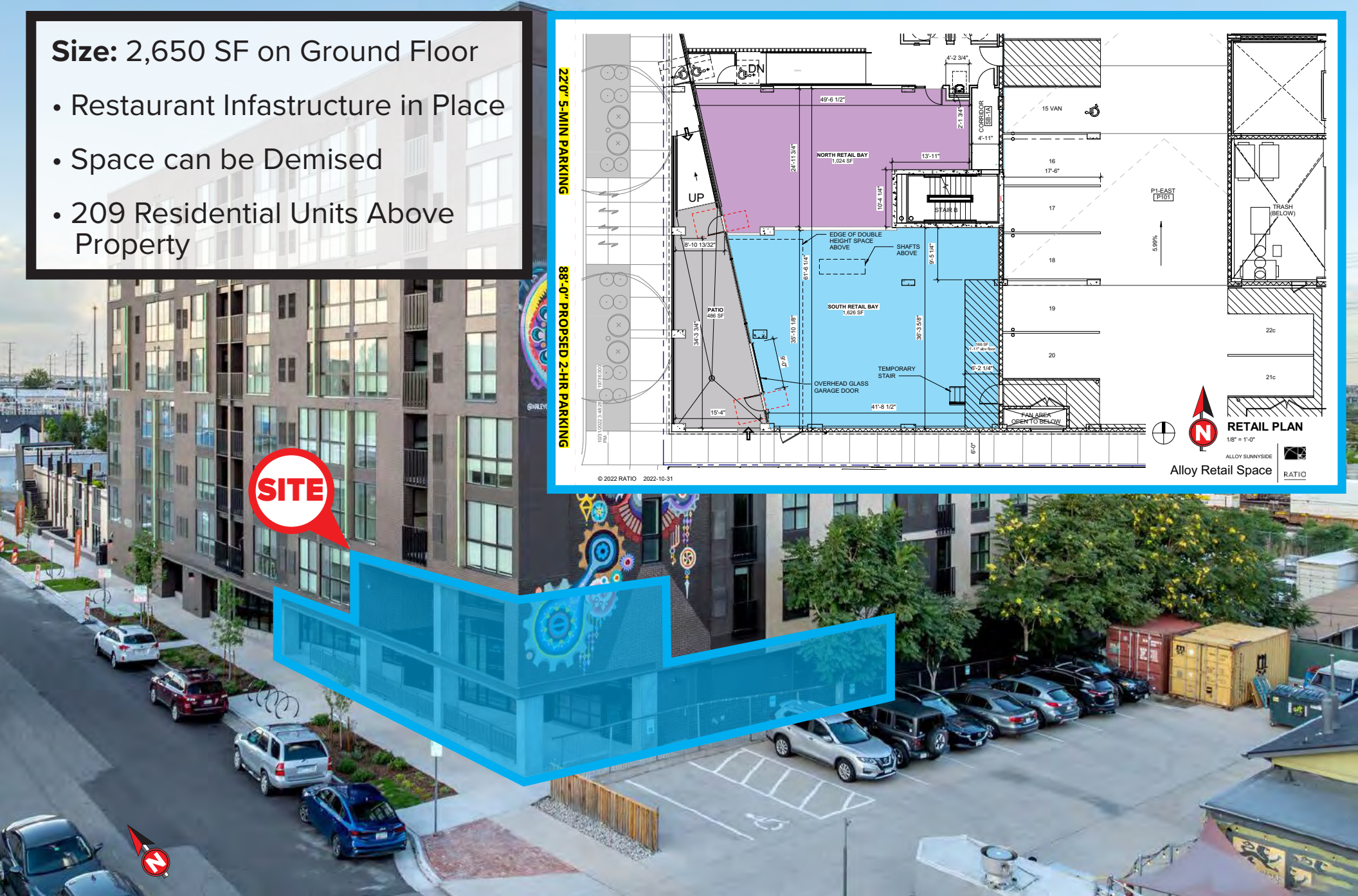
PROPERTY OVERVIEW

Size: 2,650 SF on Ground Floor

- Restaurant Infrastructure in Place
- Space can be Demised
- 209 Residential Units Above Property



SITE



SURROUNDING AREA & NEARBY RETAIL



SURROUNDING AREA & NEARBY RETAIL



Aztlán
Recreation
Center

44th Ave

43rd Ave

42nd Ave



Trevista at
Horace Mann
Elementary
School



41st & Fox
RTD Station



40th Ave

Pedestrian
Bridge



39th Ave

38th Ave

Fox Park
Redevelopment



Pecos St

Navajo St

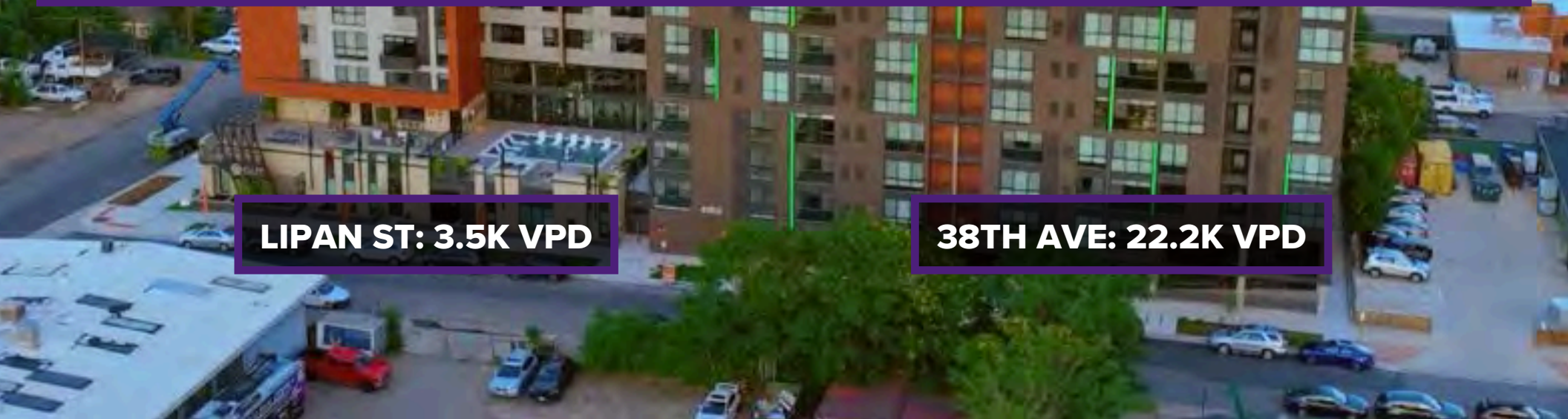
Lipan St

Jason St

DEMOGRAPHICS & TRAFFIC



	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2025 POPULATION	23,834	190,326	457,096
2030 PROJECTED POPULATION	28,365	211,117	486,707
2025 DAYTIME POPULATION	2,889	308,770	613,328
2025 AVG HOUSEHOLD INCOME	\$146,951	\$144,635	\$137,831
2025 HOUSEHOLDS	11,566	97,568	217,762



LIPAN ST: 3.5K VPD

38TH AVE: 22.2K VPD



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