

FOR LEASE



400-410 E. 7th Ave.

Denver, CO 80203

TURNKEY RESTAURANT AND RETAIL OPPORTUNITY IN GOVERNOR'S PARK



Availability	460-3,886 SF (many demising options)
Basement	1,543 SF
Rental Rate	Contact Broker
Parking	Up to 40 Spots Available in Adjacent Surface Lot, (Negotiable)
NNNs	\$7.14 PSF



NAIShames Makovsky

Levi Noe
720 982 8763
lnoe@shamesmakovsky.com

Hayden Hirschfeld
303 565 3048
hhirschfeld@shamesmakovsky.com

400-410
E. 7TH AVE.
 Denver, CO 80203

Building Size 3,886 SF

Land Size 0.79 AC (TBD)

Stories 1

Zoning G-MX-3

Built 1949

Governor's Park Neighborhood

What sets Governor's Park apart is its completeness as an urban neighborhood. Residents enjoy unprecedented daily convenience: Trader Joe's for groceries is a 5-minute walk; Angelo's Taverna for oysters and pizza is around the corner, and many more restaurants and cafes. From morning espresso at a neighborhood cafe to an evening aperitivo at Vesper Lounge, residents can live car-free without sacrifice.

The neighborhood's authentic character stems from its historic fabric (Victorian homes, tree-lined streets, and human-scaled sidewalk) combined with modern urban amenities. Unlike master-planned communities, Governor's Park evolved organically over 130+ years, creating the diversity and authenticity that today's renters seek and will pay premium rents to access.

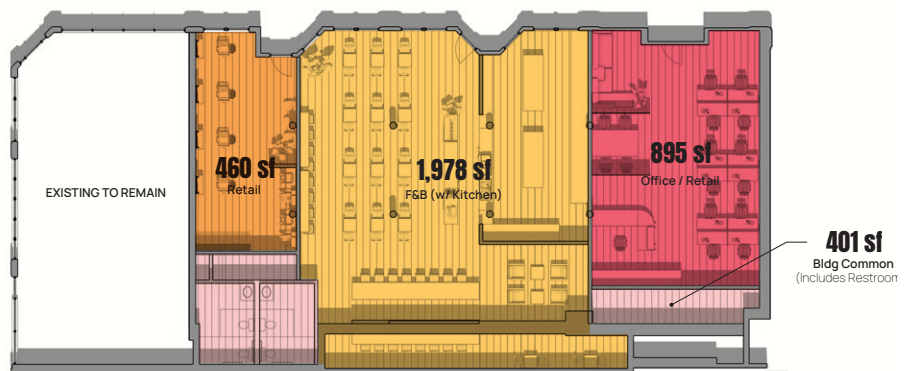
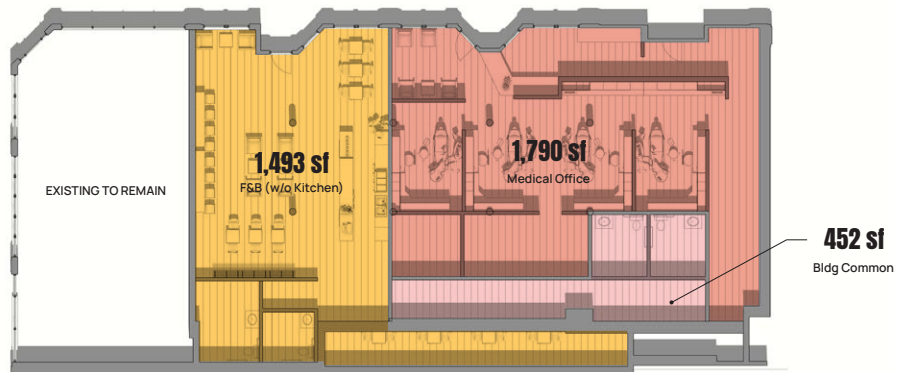


Demographics

	1 MILE	3 MILE	5 MILE
2024 POPULATION	48,273	241,344	534,907
MEDIAN AGE	35.5	36	36.3
DAYTIME EMPLOYEES	47,079	267,930	397,949
AVERAGE HOUSEHOLD INCOME	\$102,300	\$117,519	\$112,170

Potential Demising Opportunities

The space can be altered in a multitude of ways, providing unique opportunities for retail, food & beverage and office.



400-410 E. 7th Ave.

Denver, CO 80203

