

WEST HIGHLANDS

BERKELEY

DENVER
MOTOR
VEHICLE

SAFeway

4357
LOWELL BLVD

LOWELL BLVD

W 44TH AVE

RETAIL SPACE FOR LEASE

4357 Lowell Blvd, Denver, CO 80211

Available Space: Unit 4357 | 1,200 SF
Lease Rate: Contact Broker

Amanda Tompkins S. Vice President | Amanda@henrygroupre.com | 720.994.2260
Boston Weir Principal | Boston@henrygroupre.com | 303.327.9753



HENRY GROUP
REAL ESTATE

4357 Lowell Blvd offers highly adaptable commercial space for lease in a out parcel building to Safeway, which draws 830,000 visits a year —perfect for businesses seeking visibility and steady traffic.



PROPERTY HIGHLIGHTS

- **1,200 SF** of flexible commercial space
- **Free-standing building** within a Safeway-anchored retail center
- **Excellent visibility** and consistent daily traffic
- **Ample on-site parking** for customers and employees
- **Located in Berkeley**, one of Northwest Denver’s most active neighborhood corridors
- **Strong connectivity** to Federal Blvd, I-70, and the Highlands neighborhood



CAPITAL INVESTMENT

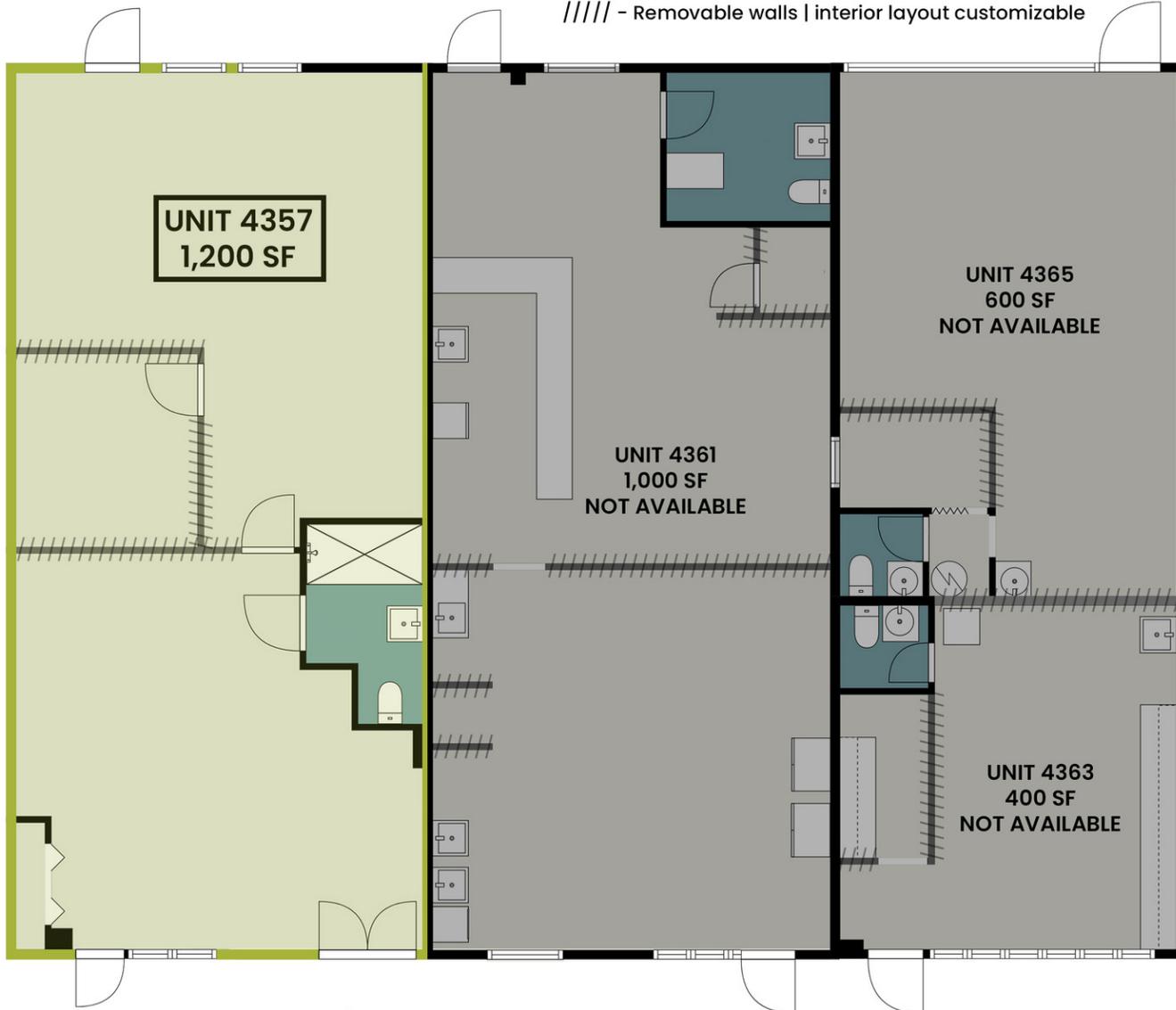
New ownership is committed to heavily investing in the property. Improvements include:

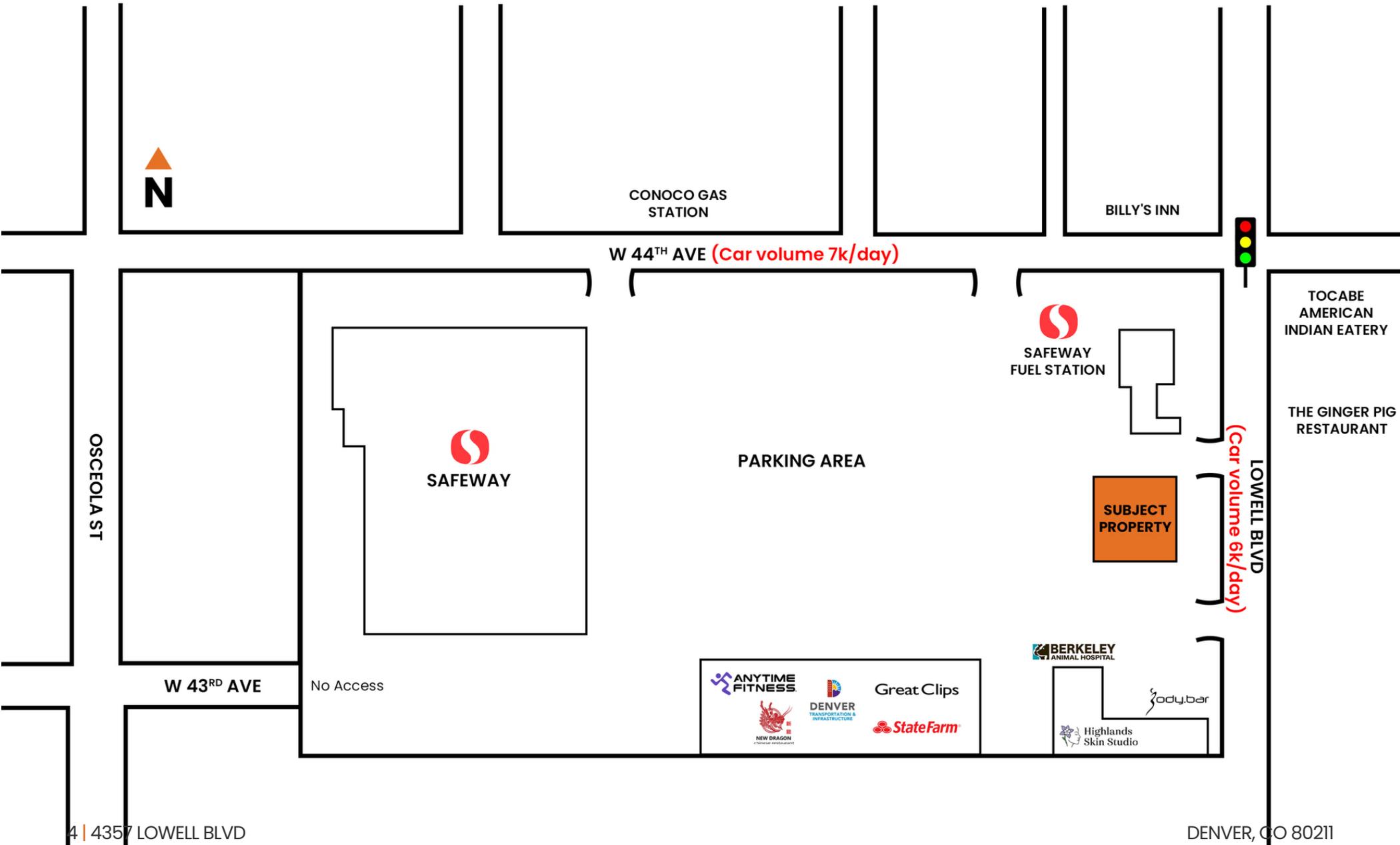
- Facade
- Painting
- Signage
- Sidewalks and parking areas
- Strong tenant improvement packages

Property Address	4357 Lowell Blvd, Denver, CO 80211
Lot Size	11,400 SF
Building Size	3,200 SF
Year Built	1959
Zoning	U-MX-3
Parking	19 Spaces / 5.9 Per 1,000 SF
Available Space	Unit 4357 1,200 SF
Lease Rate	Contact Broker
NNN Expenses	\$15.67/SF (Est. 2026)



///// - Removable walls | interior layout customizable

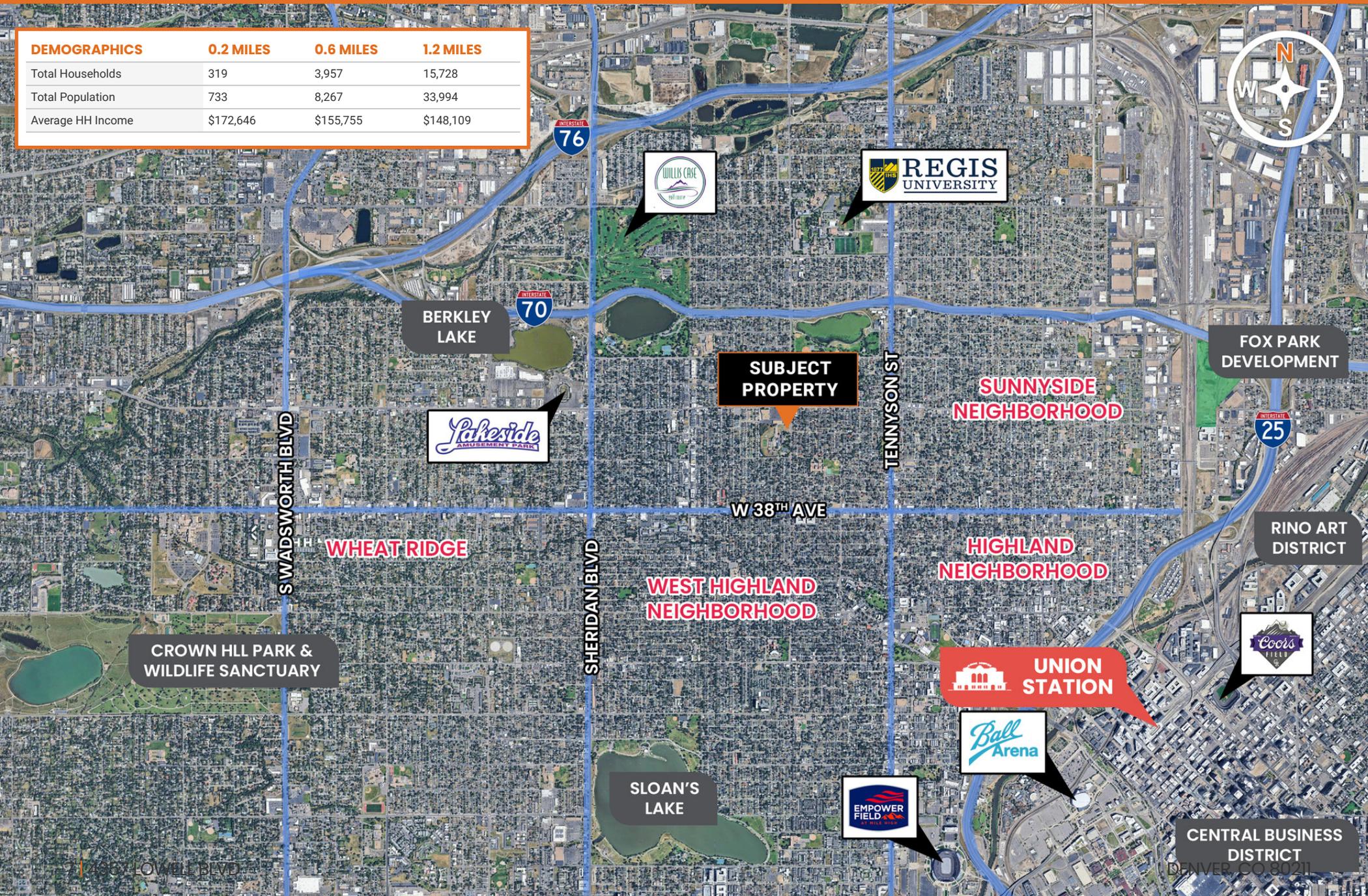








DEMOGRAPHICS	0.2 MILES	0.6 MILES	1.2 MILES
Total Households	319	3,957	15,728
Total Population	733	8,267	33,994
Average HH Income	\$172,646	\$155,755	\$148,109



BERKLEY LAKE

SUBJECT PROPERTY

FOX PARK DEVELOPMENT

SUNNYSIDE NEIGHBORHOOD

WHEAT RIDGE

WEST HIGHLAND NEIGHBORHOOD

HIGHLAND NEIGHBORHOOD

RINO ART DISTRICT

CROWN HLL PARK & WILDLIFE SANCTUARY

SLOAN'S LAKE

CENTRAL BUSINESS DISTRICT



SWADSWORTH BLVD

SHERIDAN BLVD

TENNYSON ST

W 38TH AVE

LOWELL BLVD

DENVER, CO 80211

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

