



1,400 SF AVAILABLE

DU Shoppette For Lease

2016 S UNIVERSITY BLVD • DENVER, CO 80210





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Property Overview

- Located in the heart of the University of Denver Neighborhood
- Free Parking
- Monument Signage Available
- Join Floyd's 99 Barbershop, Gyroz, Tatsu Izakaya and more

Demographics	1 MILE	3 MILE	5 MILE
Residential Population	21,617	156,645	471,739
Avg. HH Income	\$128,507	\$120,553	\$106,993
Daytime Employees	7,483	121,448	348,509

Year: 2024 | Source: CoStar

CHAD KNOTH
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LOCATE | 4045 S Broadway | Suite 106 | Englewood, CO 80113

www.locate.ai

SIZE
1,400 SF

ASKING RENT
\$30.00

NNN
\$11.41