

LEASE

Retail Space for Lease

3600 W. 29TH AVE

Denver, CO 80211

PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Welcome to 3600 W. 29th Ave! Take advantage of the popular neighborhood in Central Denver and the magnificent corner space full of natural light. This new construction mixed retail/residential offers the luxury of location, community, and intentional common space.

LOCATION DESCRIPTION

Perfectly situated within arms reach of Edgewater, Tennyson Street, Highlands, LoHi, Sloan's Lake, and Downtown, this prime corner space is a location gem and construction dream! The ground floor retail space at 3600 29th offers modern flare while paying homage to the architecture and feel of the residents and building that came before it. Be a part of an area brimming with inspired passion, community, and a vibrant future.

PROPERTY HIGHLIGHTS

- Ground level of the newly constructed mixed-use retail/residential property
- Great space for a variety of retail concepts – Neighborhood Market, Restaurant/Food Concepts and Local Services
- Raw space ready for tenant's vision
- Open floor plan with large bright windows creates an inviting space
- Landlord providing a generous Tenant Improvement Allowance

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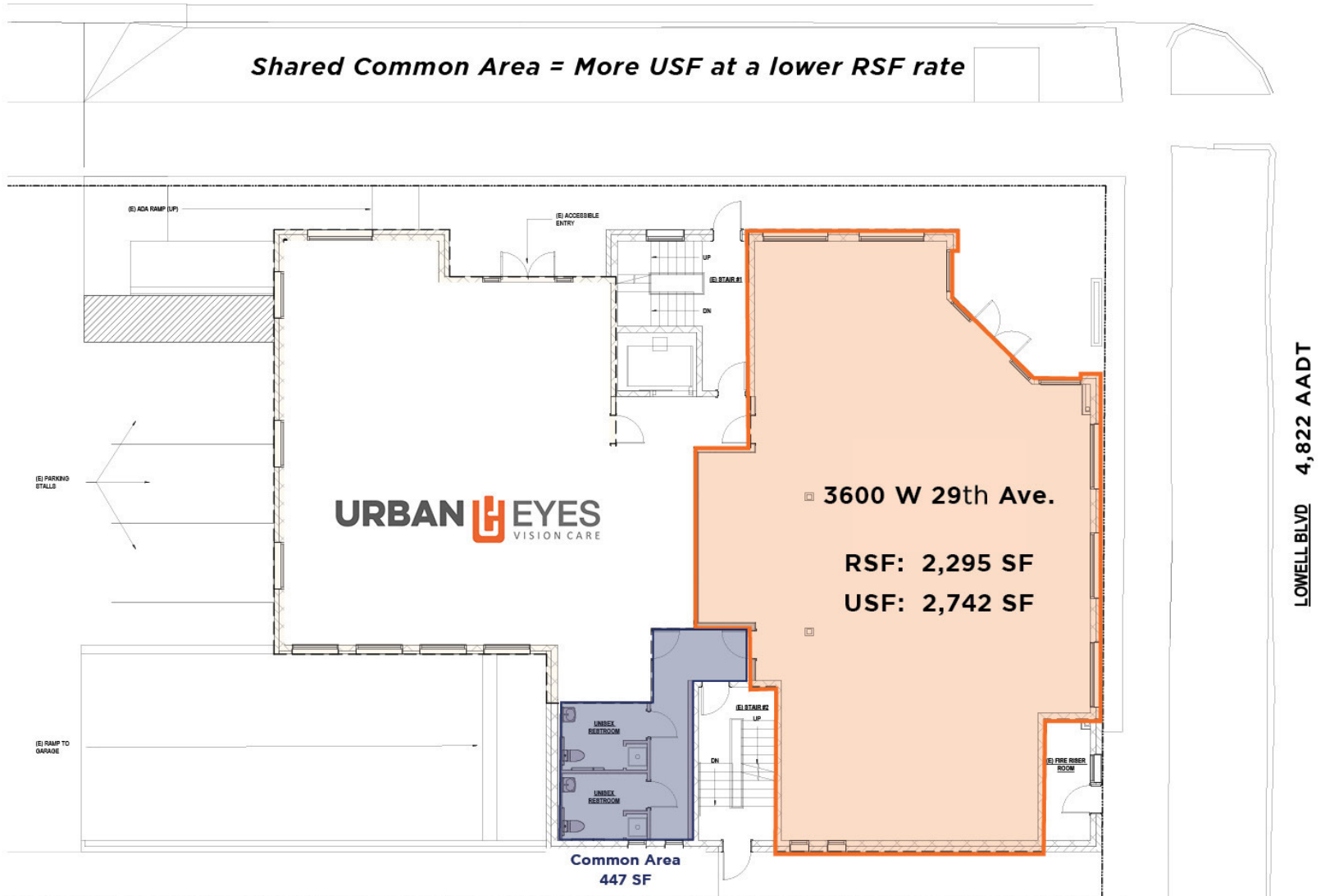
OFFERING SUMMARY

LEASE RATE:	\$40
LEASE TYPE:	NNN
USABLE SQUARE FOOTAGE:	2,742 SF
RENTABLE SQUARE FOOTAGE:	2,295 SF
TOTAL RETAIL:	4,567
RESIDENTIAL UNITS:	6
ZONING:	U-MX-2X

SITE PLAN

W. 29TH AVENUE 8,103 AADT

Shared Common Area = More USF at a lower RSF rate



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ADDITIONAL PHOTOS

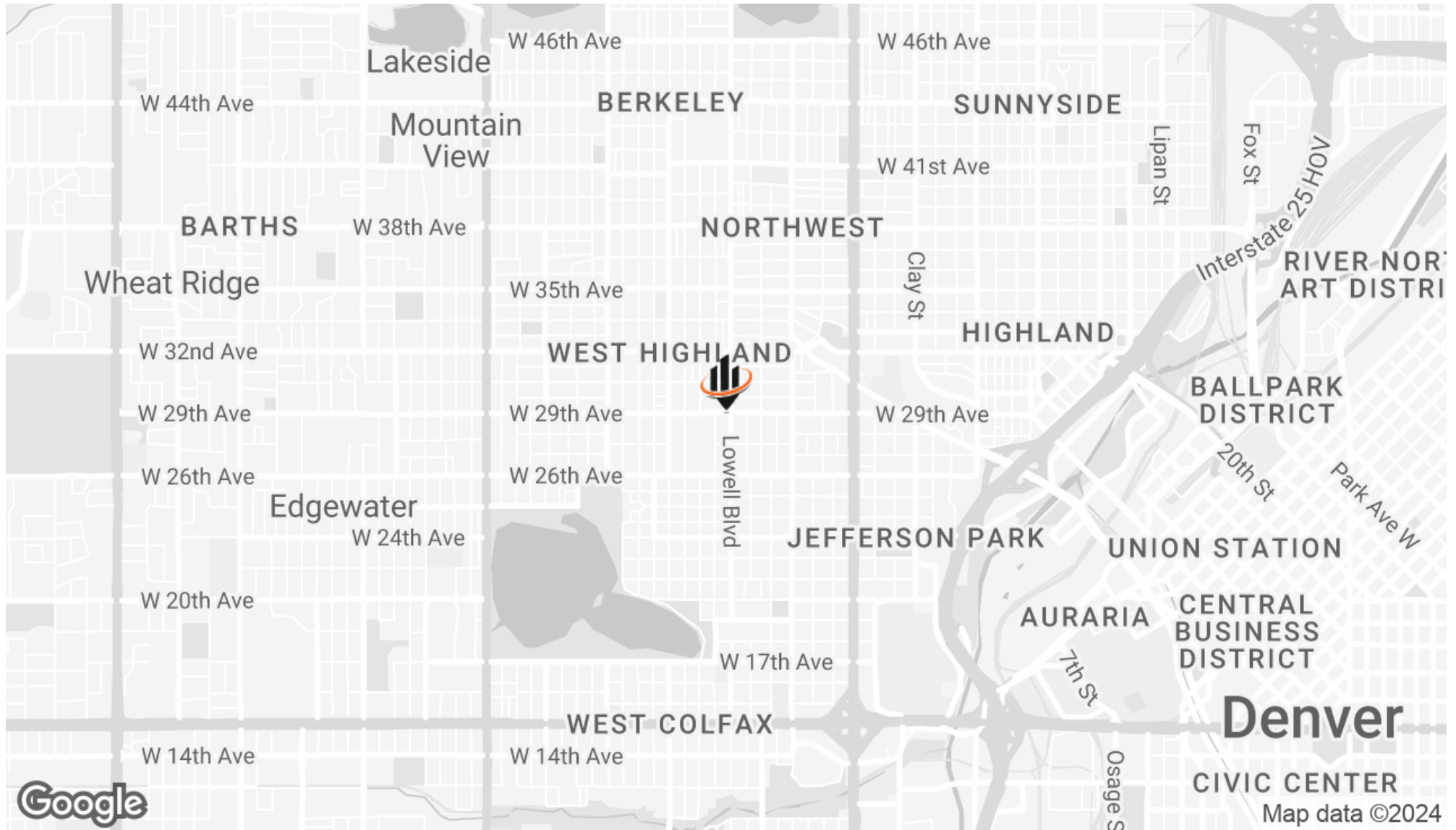


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LOCATION MAP



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RETAILER MAP



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A SPACE FIT FOR RETAIL

FULL SERVICE RESTAURANT, COFFEE HOUSE, JUICE BAR

Envision your clientele making their way through this grand threshold and into your establishment. At the intersection of 29th and Lowell, folks are looking for options. The space, and the location, are primed for food and community!

- Upscale Restaurant
- Healthy Fast Casual
- Coffee House
- Tea Bar
- Juice Bar
- Smoothies and Bowl Concept
- Grab and Go Food Options
- Upscale Neighborhood Market
- Bodega
- High-end pet store or groomer



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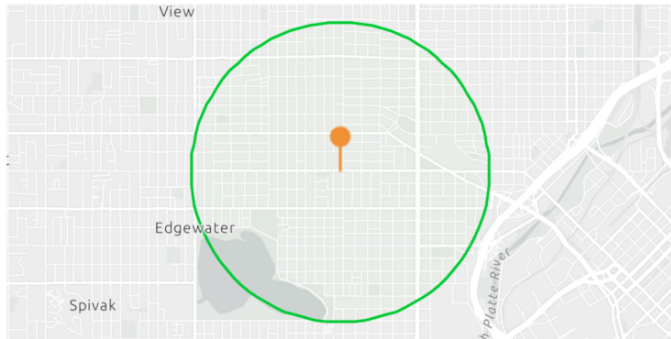
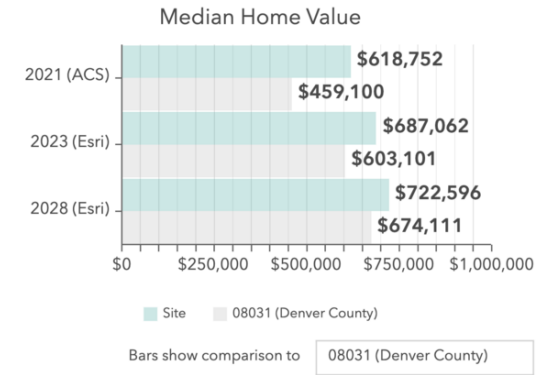
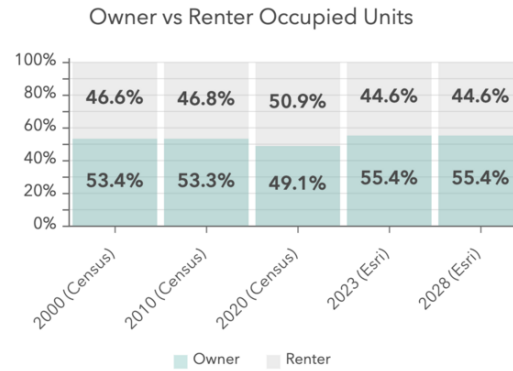
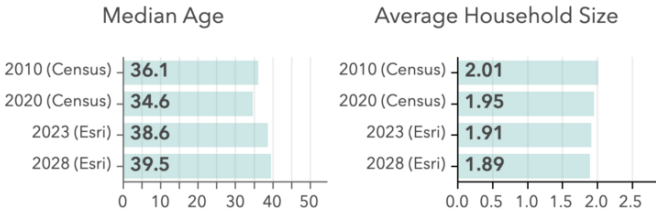
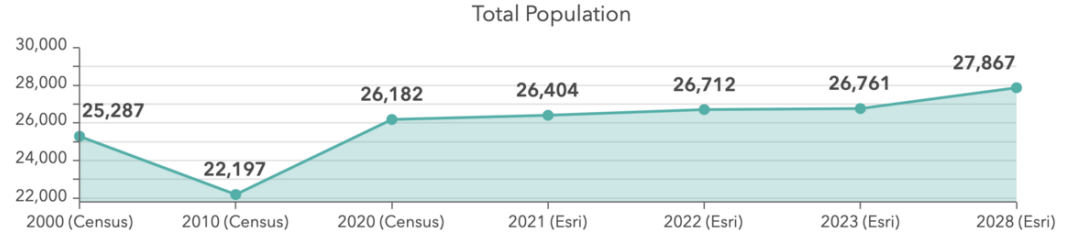
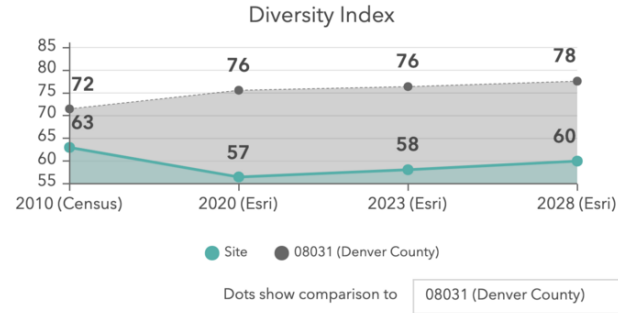
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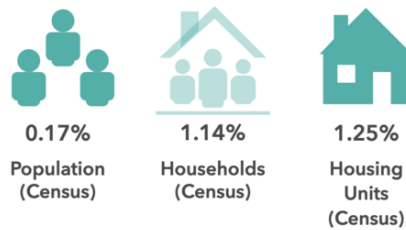
NEIGHBORHOOD POPULATION GROWTH

Community Change Snapshot

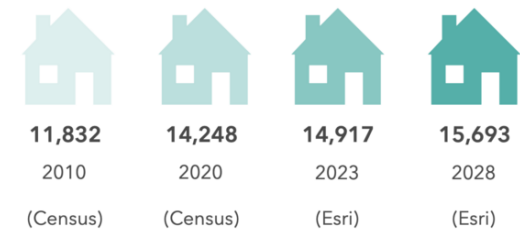
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Ring of 1 mile



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2023, 2028), ACS (2017-2021). © 2023 Esri

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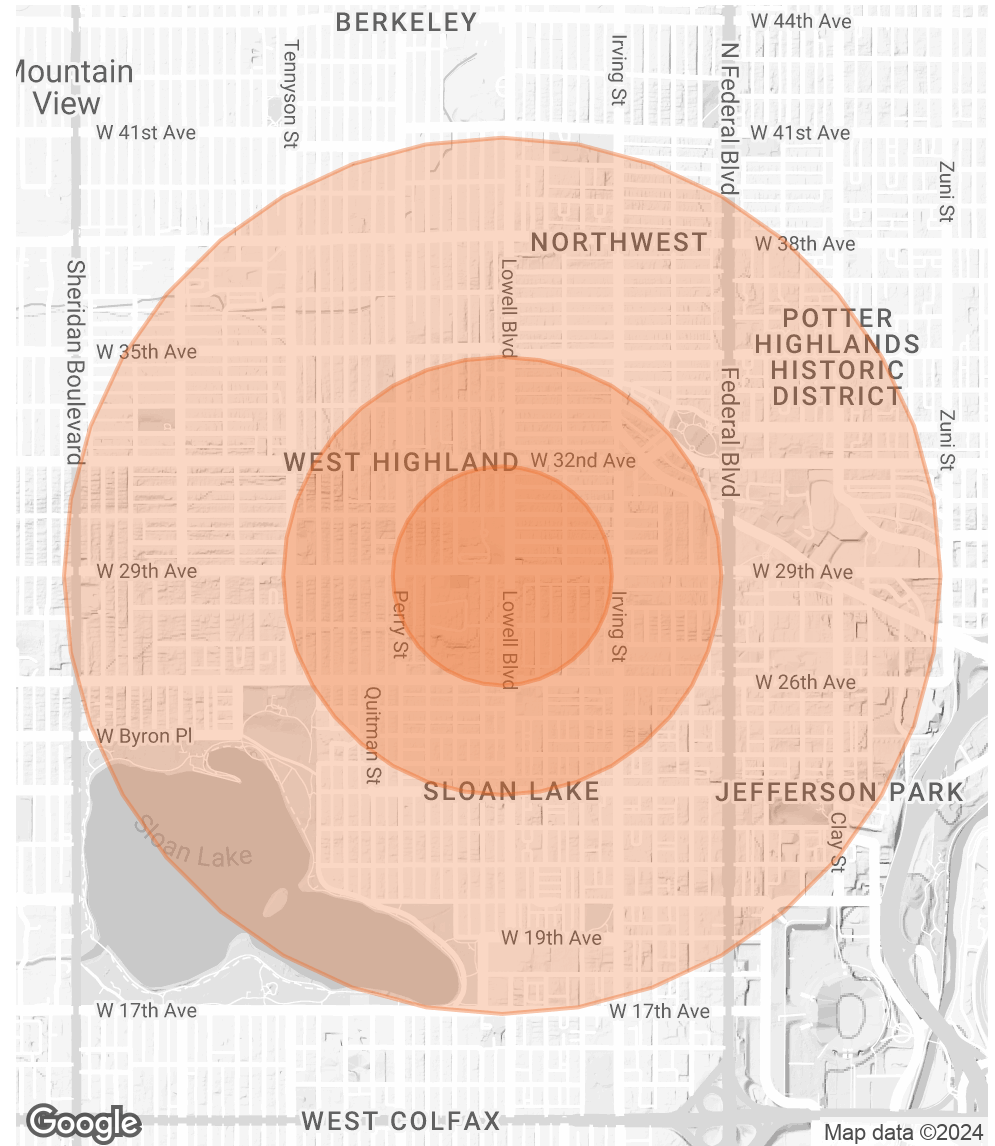
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,681	7,868	24,434
AVERAGE AGE	37.1	36.6	36.1
AVERAGE AGE (MALE)	35.9	35.6	35.6
AVERAGE AGE (FEMALE)	37.7	37.3	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,516	3,980	12,382
# OF PERSONS PER HH	1.8	2.0	2.0
AVERAGE HH INCOME	\$80,230	\$107,539	\$118,447
AVERAGE HOUSE VALUE	\$641,923	\$597,366	\$556,788

* Demographic data derived from 2020 ACS - US Census



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