

THE VILLAGE PARK



THE
VILLAGE PARK
Retail/Restaurant Available for Lease -
1417-1495 S HOLLY STREET | DENVER

PRESENTED BY:
Todd Snyder
Senior Commercial Advisor
303.704.6322
ToddS@KentwoodCommercial.com



THE VILLAGE PARK sits in the heart of the quaint Virginia Village neighborhood at the intersection of S. Holly Street and E. Florida Avenue surrounded by charming single-family homes. Upon repositioning of the neighborhood center, The Village Park aims to be THE new neighborhood gathering place for the local community, filled with unique, local food and beverage, retail and service providers

PROPERTY HIGHLIGHTS

- New ownership for first time in over 40 years
- Complete exterior and common area makeover to be complete in 2025
- New 10,000 SF outdoor courtyard and event space to be completed in Q1:2026, surrounded by restaurants and patio dining with common consumption liquor license
- Featuring 50,000 SF of highly curated, complimentary tenant mix of local businesses, food & beverage, retail and service providers
- Virginia Village neighborhood is severely underserved for retail and entertainment, with high demand
- Over 10,000 individual weekly visitors to The Village Park
- Spaces Available from 1,115-3,871 SF
- 5.0/1,000 Parking Ratio

SITE PLAN & AVAILABILITY

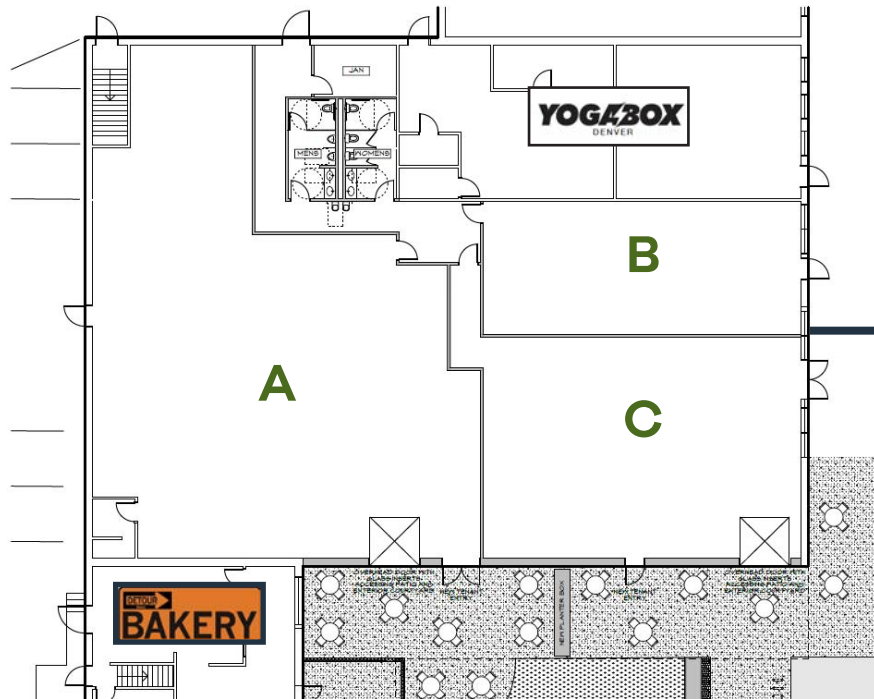
AVAILABLE SUITES

1467-A	3,871 SF (Food & Beverage)
1467-B	1,115 SF (General Retail or F&B)
1467-C	1,949 SF (Food & Beverage)

Landlord will deliver available suites with the following improvements:

- Demised with storefront doors and windows
- Utilities to the suite
- Shared subterranean grease interceptor
- TI Allowance available in addition to landlord work

***Contact Agent for Lease Rates**



* Demised suites are for discussion purposes and can be modified to suit. Basement area totaling ~6,900 SF to be demised, not included in rentable square feet.



FLORIDA AVE. (60' R.O.W.)

S. HOLLY ST. (60' R.O.W.)

PROPERTY RENDERINGS





DEMOGRAPHICS

POPULATION 2024	23,498	1 Mi.
	188,501	3 Mi.
MEDIAN AGE	36.8	1 Mi.
	38.4	3 Mi.
HOUSEHOLDS 2024	11,527	1 Mi.
	88,932	3 Mi.
AVG INCOME (HOUSEHOLD)	\$87,409	1 Mi.
	\$113,764	3 Mi.
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	\$113,764	3 Mi.
CONSUMER SPENDING	\$87,409	1 Mi.
	\$113,764	3 Mi.
DAYTIME BUSINESSES	2,568	1 Mi.
	14,083	3 Mi.

TRAFFIC COUNTS (2018)

E FLORIDA/S HOLLY (E)	17,525
E FLORIDA/S HOLLY (W)	9,885
S HOLLY/S HONEY (S)	22,973

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