

215 ST. PAUL STREET

Denver, Colorado 80206



PRIME RETAIL/OFFICE OPPORTUNITY IN CHERRY CREEK NORTH



215 ST. PAUL
STREET

Pricing Summary

Position your business in one of Denver's most sought after commercial neighborhoods. Located at 215 St. Paul Street, this 3,010 SF ground-floor retail/office opportunity offers prominent visibility within Cherry Creek North's established mix of upscale shopping, dining, and professional services. The space is well suited for retailers, service oriented businesses, showrooms, or office users seeking a high-profile location with strong pedestrian activity and immediate access to the district's surrounding amenities. Available at a base rental rate of \$85.00/SF, plus estimated NNN expenses of \$30.00/SF.

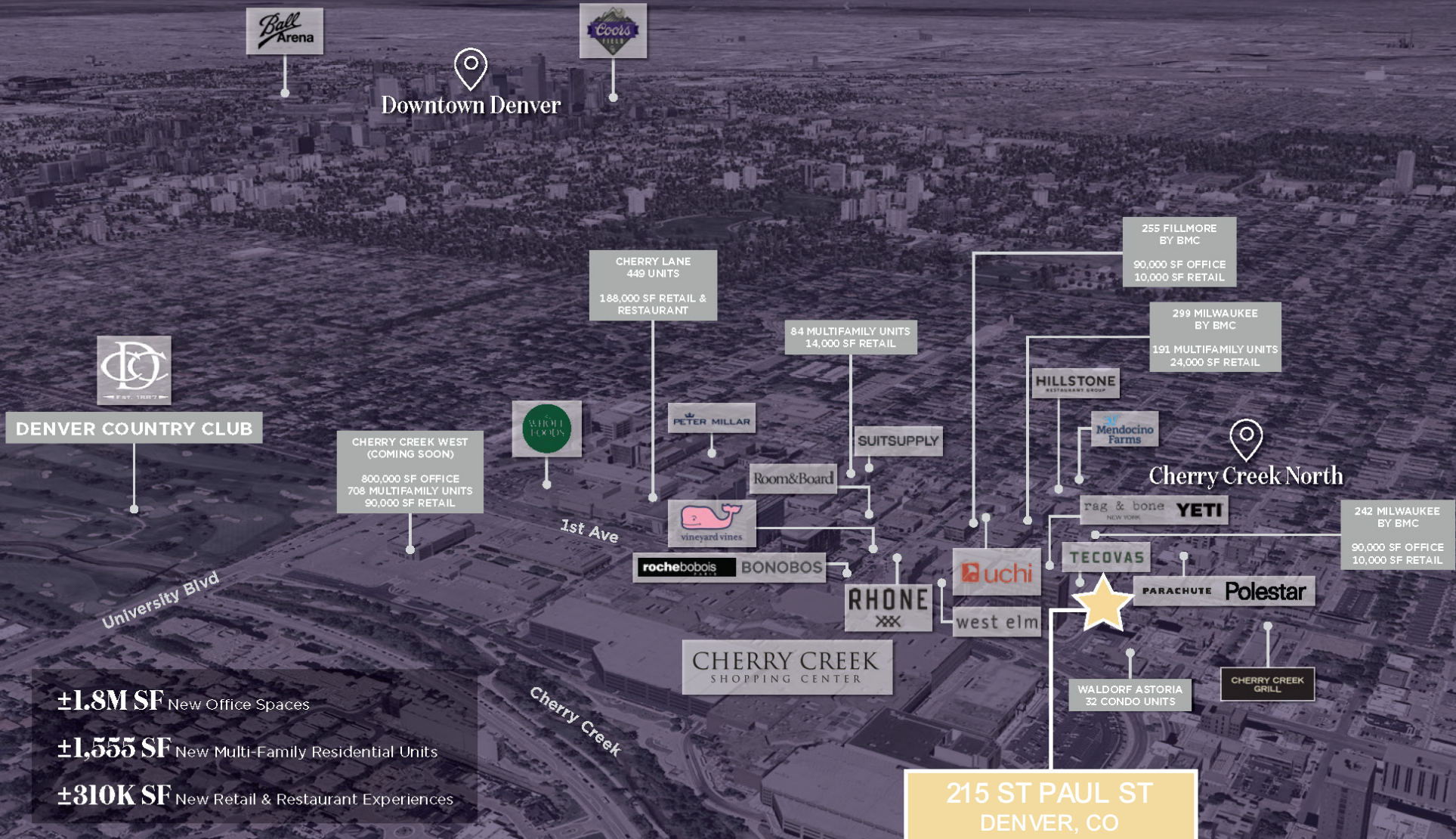
Lease Rate: \$85.00/SF

NNN Expenses: \$30.00/SF



LOCATION OVERVIEW

Highly Sought-After Denver Neighborhood



Demographics & Statistics

215 ST. PAUL STREET

Cherry Creek North offers a distinctive business environment where established retailers, acclaimed restaurants, professional firms, and luxury brands converge. Supported by a dense concentration of high-income households, consistent pedestrian activity, and year-round visitation, the district remains one of Denver's strongest locations for customer-facing businesses. Limited availability and sustained tenant demand continue to reinforce the area's position as a highly competitive commercial market. Located at 215 St. Paul Street, this opportunity places tenants within a prominent, amenity-rich setting designed to attract both local clientele and visitors from throughout the Denver metro area.

Demographics

	1 Mile	5 Mile
2025 Population	19,530	563,541
2030 Proj. Population	20,131	578,492
2025 Households	10,273	264,927
Avg. HH Size	1.9	2
Median Income	\$165,020	\$94,469



215 ST. PAUL STREET



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