

2030 Clay St.

Denver, CO 80204

FOR LEASE



FLEX SPACE FOR LEASE | JEFFERSON PARK

Property Highlights

- Located in the vibrant Jefferson Park neighborhood, a short distance to Highlands, Sloan's Lake, and Downtown Denver, offering excellent accessibility and neighborhood character.
- Excellent regional access via major corridors including I-25, 6th Ave, and 20th Ave, improving commute and logistics.
- Flexible layout supporting a range of tenant uses
- Strong neighborhood amenities: nearby cafes, breweries, retail & lifestyle destinations
- Close to residential density and transit, enhancing workforce access

Property Facts

| | |
|-----------------------|-----------------------|
| Availability: | +/- 2,400 SF |
| Building Size: | 15,800 SF |
| Zoning: | C-MX-5 |
| Parking: | Contact Broker |



Lease Rate: \$2,250/Month MG

NAI Shames Makovsky

Solomon Stark

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INTERIOR PHOTOS





Demographics

| | 1 MI | 3 MI | 5 MI |
|------------------------|-----------|-----------|-----------|
| HOUSEHOLDS | 12,067 | 118,978 | 224,084 |
| 5 YEAR HH PROJECTION | 12,503 | 121,267 | 226,752 |
| AVG. HH INCOME | \$121,494 | \$107,632 | \$107,446 |
| MEDIAN AGE | 34 | 35.3 | 36.5 |
| AREA DAYTIME EMPLOYEES | 13,032 | 218,934 | 370,553 |

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