

Second Generation Restaurant Space

3625 S Monaco Street Parkway | Denver, CO 80237



FOR SUBLEASE

AVAILABLE

±5,530 SF

RATE

\$175K/Yr/NNN

LAND

±1.44 AC

CAM

±10,527,000 Annually

ZONING

S-MX-5A

INSURANCE

Tenant to Provide

LEASING EXPIRATION

8/30/2033

REAL ESTATE TAXES

\$81,724.98 (2025)

ABOUT THE PROPERTY

- Second generation restaurant space
- Located due North of the Denver Tech Center, the 2nd largest pocket of office in the greater Denver Metro with over 47M SF
- Adjacent to a former theatre redevelopment as a Class A multifamily apartment community with ±326 units
- Highly visible to I-25
- Tenant is responsible for building & lot maintenance

TRAFFIC COUNTS

Interstate 25 253,581 VPD
Year: 2025 | drcog

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,014	125,193	377,270
Daytime Population	15,301	178,918	456,368
Avg. HH Income	\$153,040	\$142,634	\$144,131
Estimated HHs	7,397	58,080	171,755

Year: 2025 | Source: esri

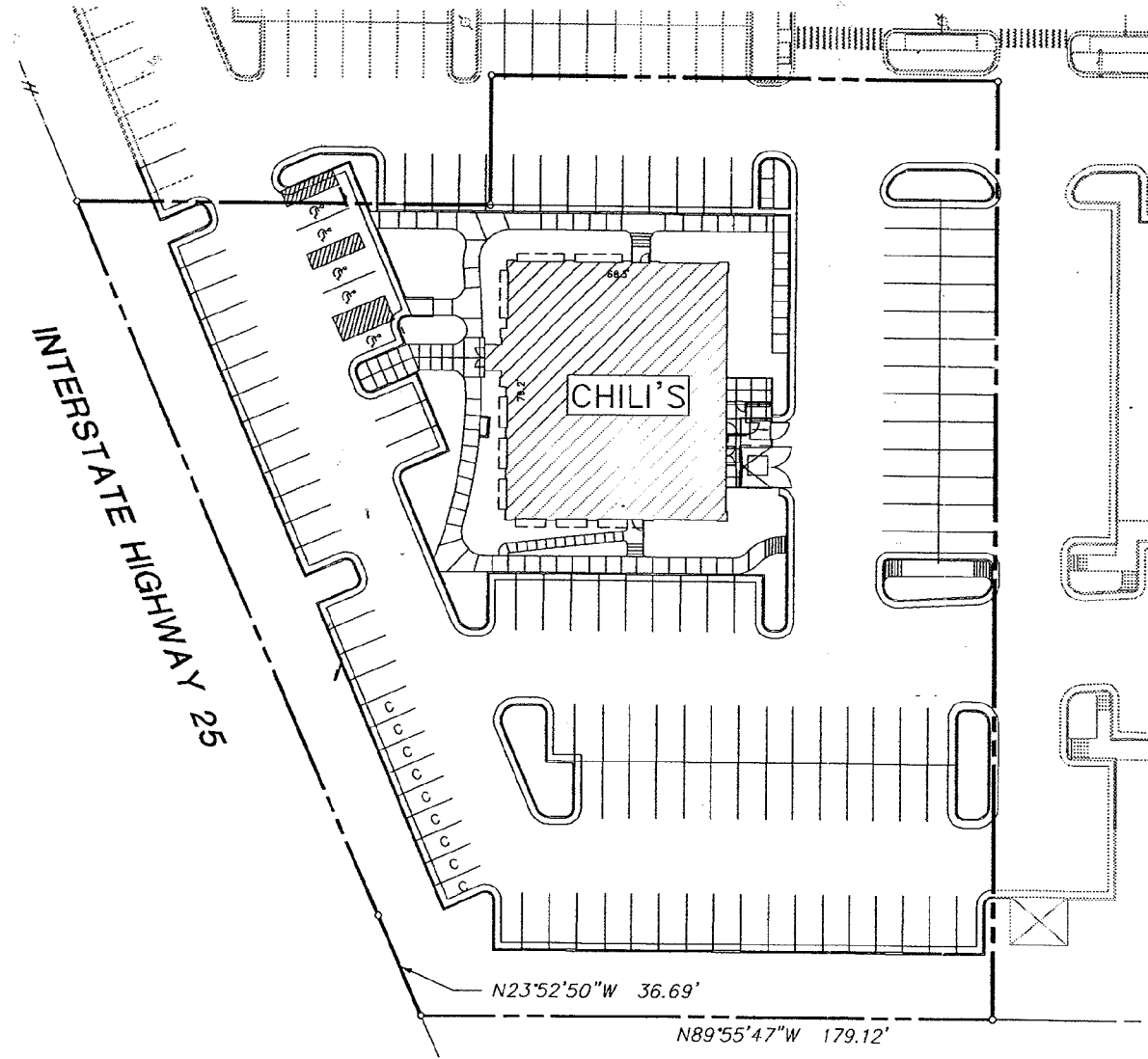
CONTACT

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Site Plan

3625 S Monaco Street Parkway | Denver, CO 80237



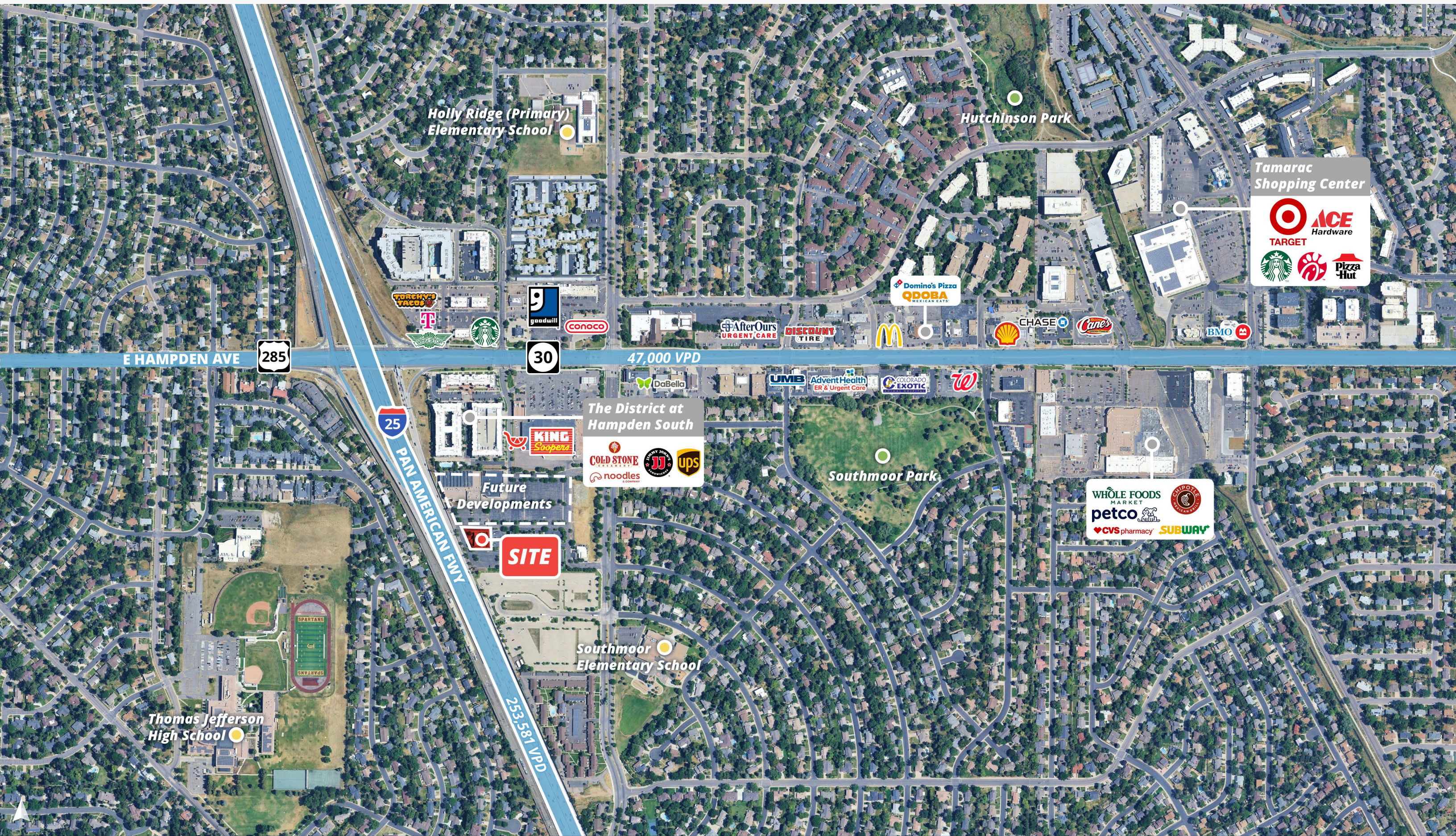
Photos

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Site Aerial

3625 S Monaco Street Parkway | Denver, CO 80237



Holly Ridge (Primary) Elementary School

Hutchinson Park

Tamarac Shopping Center



E HAMPDEN AVE



47,000 VPD



PAN AMERICAN FWY

SITE

The District at Hampden South

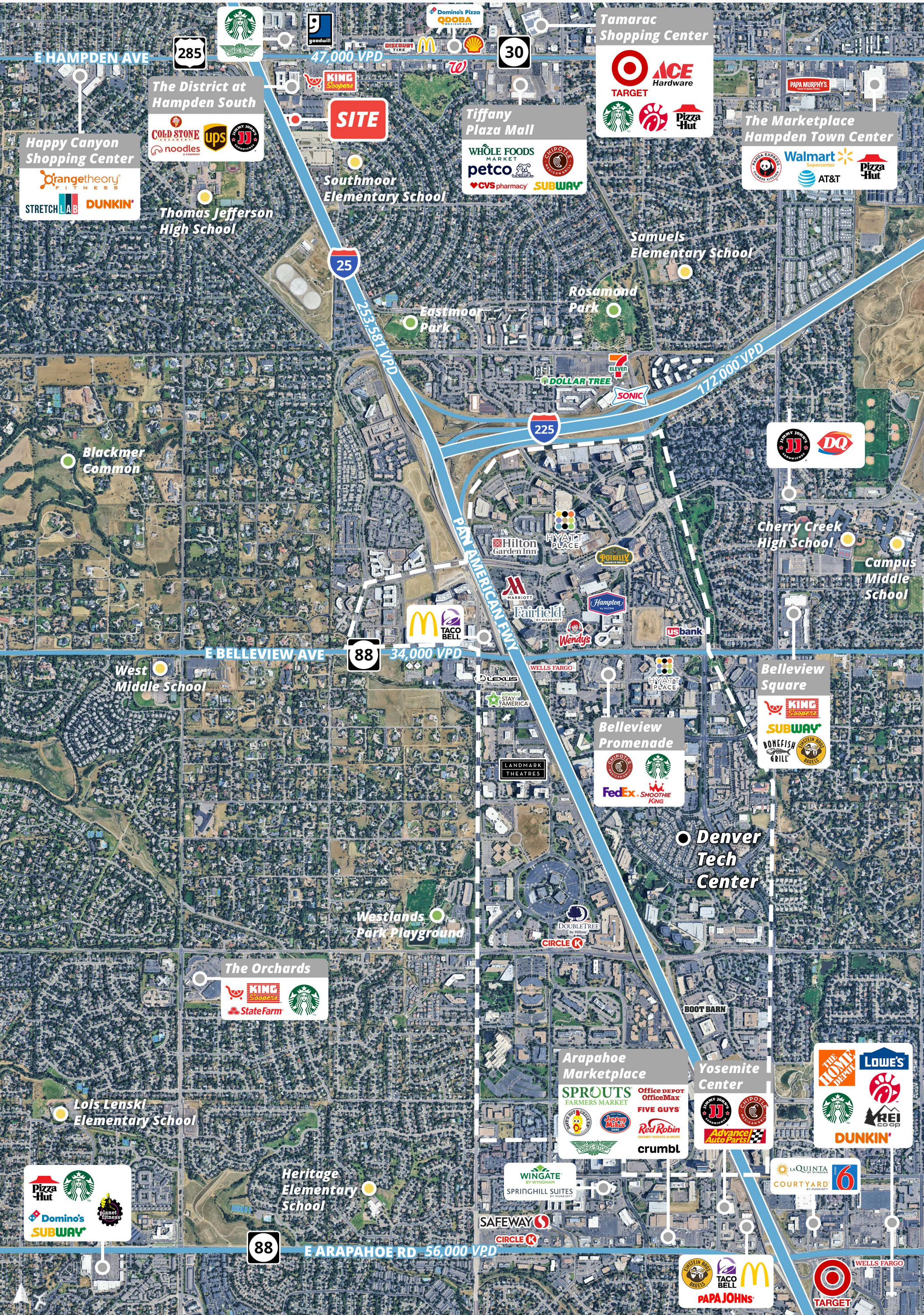


Southmoor Park

Southmoor Elementary School



Thomas Jefferson High School



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	16,014	125,193	377,270
2030 Projected Population	15,664	126,284	383,572
Proj. Annual Growth 2025 to 2030	-0.44%	0.17%	0.33%

Daytime Population

	1 mile	3 miles	5 miles
2025 Daytime Population	15,301	178,918	456,368
Workers	7,940	125,140	292,702
Residents	7,361	53,778	163,666

Income

	1 mile	3 miles	5 miles
2025 Est. Average Household Income	\$153,040	\$142,634	\$144,131
2025 Est. Median Household Income	\$98,093	\$93,456	\$95,505

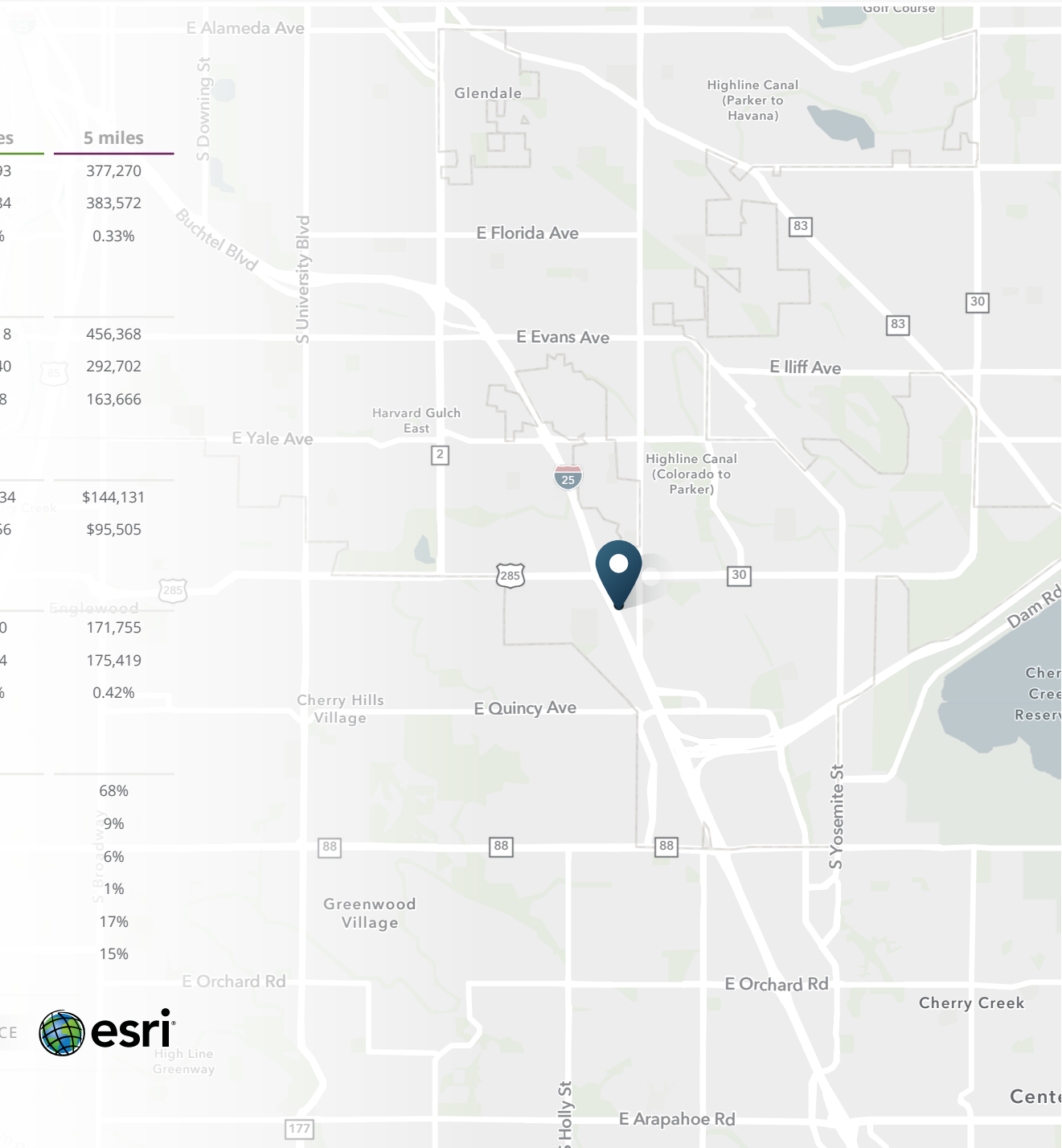
Households & Growth

	1 mile	3 miles	5 miles
2025 Estimated Households	7,397	58,080	171,755
2030 Estimated Households	7,182	58,534	175,419
Proj. Annual Growth 2025 to 2030	-0.59%	0.16%	0.42%

Race & Ethnicity

	1 mile	3 miles	5 miles
2025 Est. White	76%	68%	68%
2025 Est. Black or African American	5%	9%	9%
2025 Est. Asian or Pacific Islander	4%	6%	6%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	14%	17%	17%
2025 Est. Hispanic (Any Race)	11%	15%	15%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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