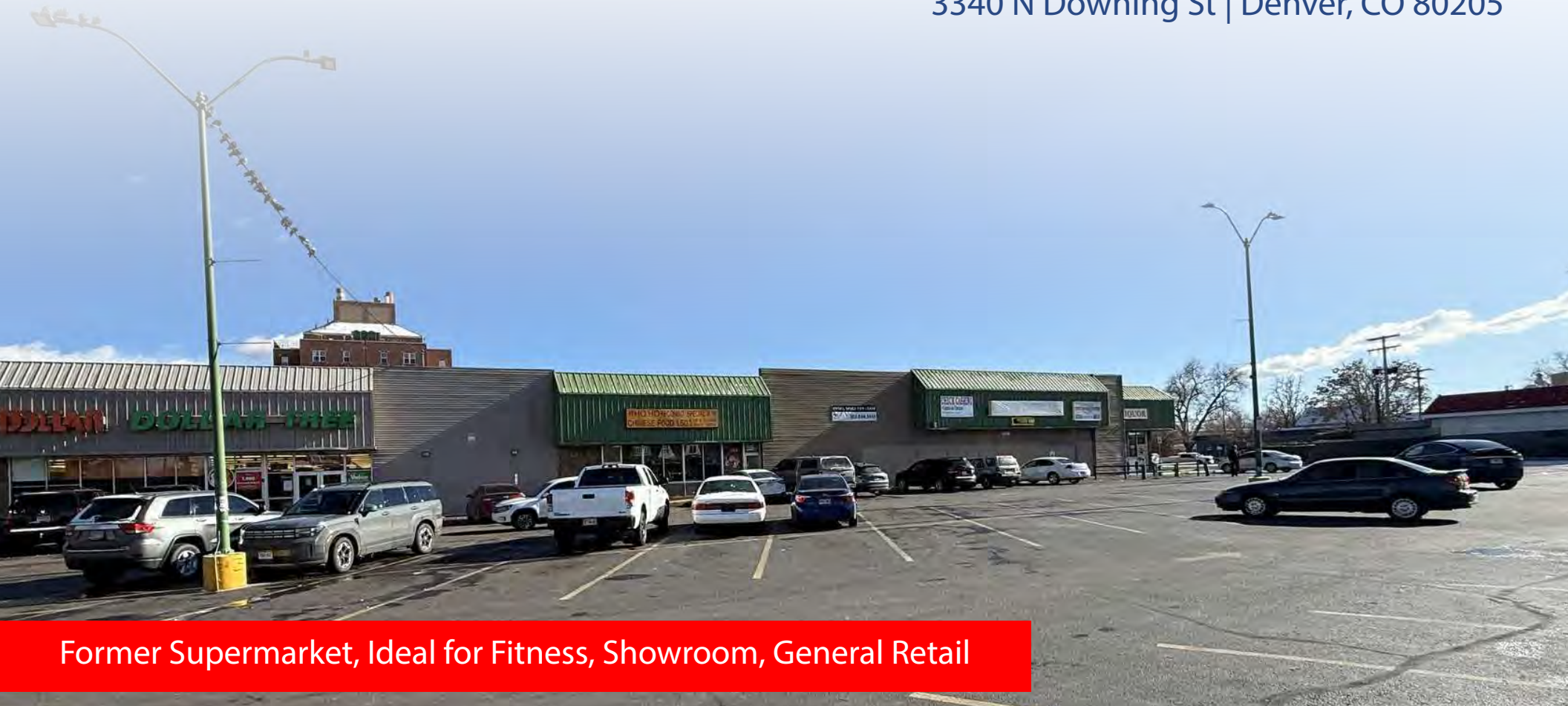




FOR LEASE

4,000-12,247 SF Retail/Commercial/Recreation

3340 N Downing St | Denver, CO 80205



Former Supermarket, Ideal for Fitness, Showroom, General Retail

## CONTACT:

### GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

### EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM

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## PROPERTY OVERVIEW

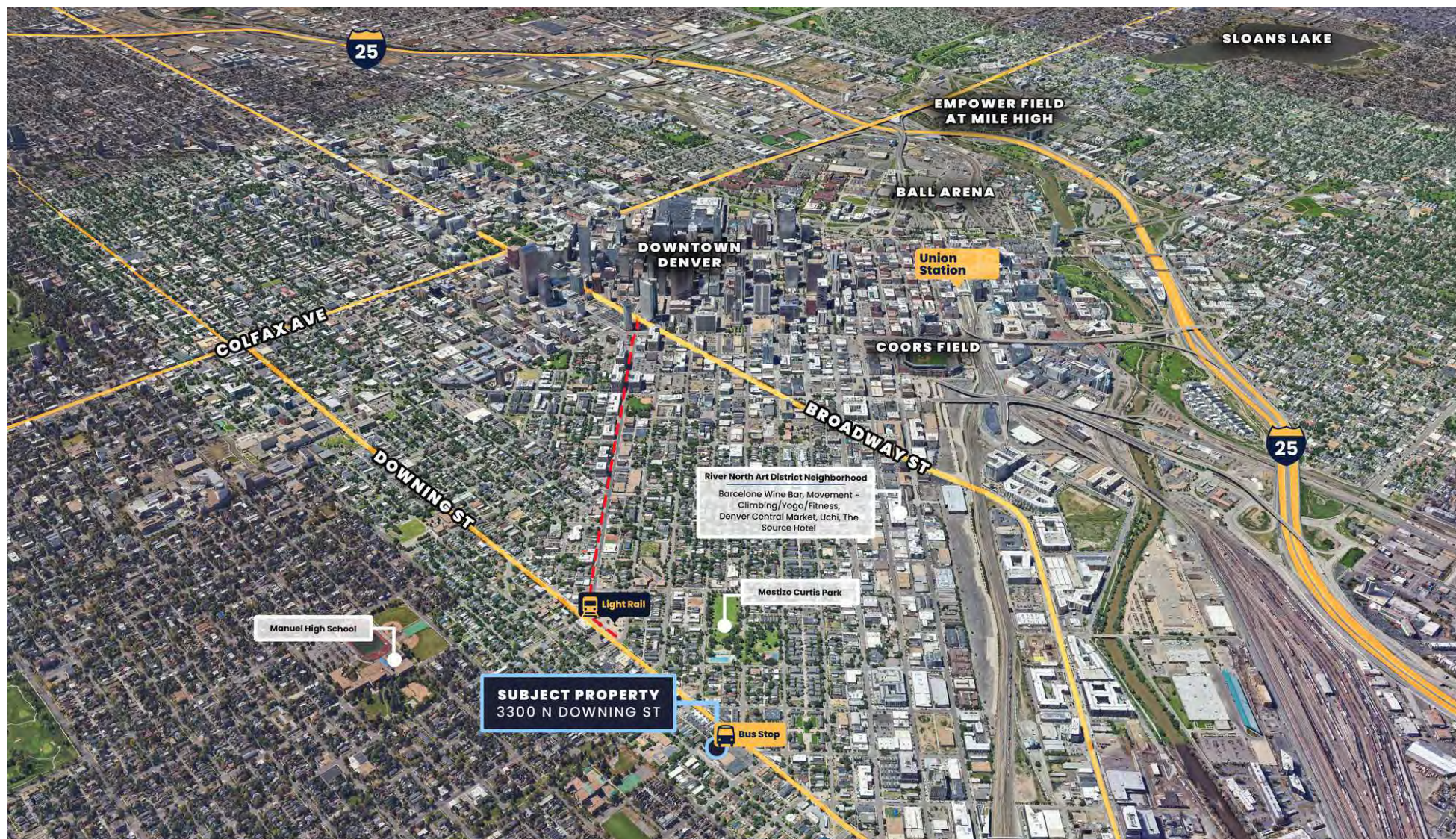
Well located in Denver's thriving RiNo Art District, this property offers an exceptional opportunity for businesses seeking high visibility in a walkable, rapidly growing area. With 21'+ ceilings, the space is ideal for a grocery, food & beverage use, recreation and fitness, or other creative ventures. The property can be demised into 4,000 or 8,000 SF units to accommodate smaller tenants. RiNo's dynamic blend of art, culture, and industrial charm has made it a hotspot for locals and visitors alike, bolstered by developments such as the Mission Ballroom, a 4,000-capacity music venue. The property features a surface parking lot and rear dock loading, with proximity to dense residential neighborhoods, offices, and hotels, ensuring steady foot traffic. An additional contiguous 3,249 SF space may be available as well—call Greg or Earl for details.

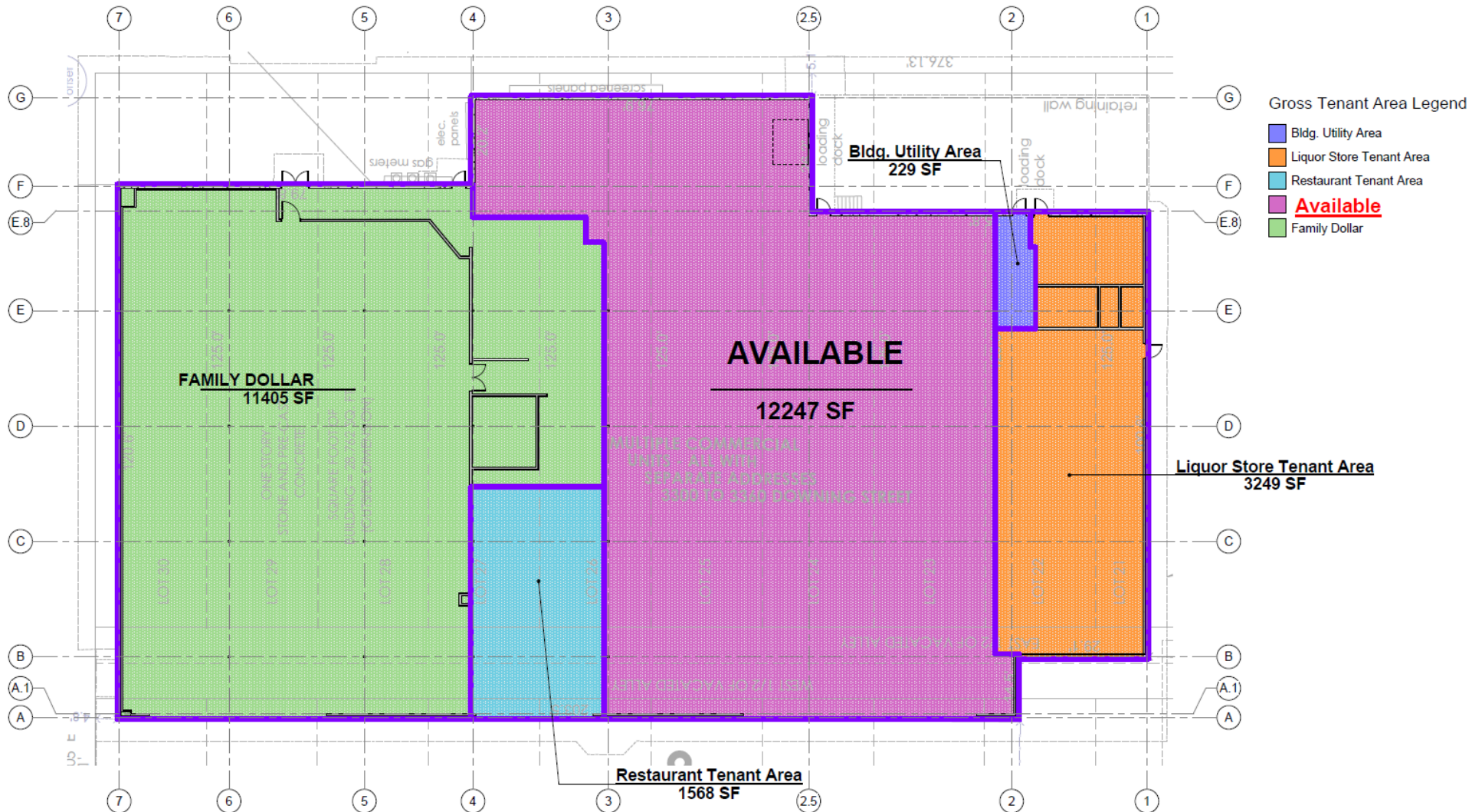
## OFFERING SUMMARY

<b>Available Space:</b>	4,000 SF   8,000 SF   12,247 SF
<b>Lease Rate:</b>	\$18/SF NNN
<b>Est. NNN:</b>	\$5.78/SF
<b>Loading:</b>	1 Dock High Position
<b>Power:</b>	600 Amp 3PH (TBV)
<b>Coolers:</b>	2
<b>Freezer:</b>	1
<b>Sprinklers:</b>	Yes: Wet System
<b>Clear Height:</b>	21'+
<b>Parking :</b>	Ample - 3/1,000 SF
<b>City/County:</b>	Denver/ Denver
<b>Year Built:</b>	1963
<b>Zoning:</b>	C-MS-5

## PROPERTY HIGHLIGHTS

- Unique opportunity for a spacious property near the heart of RiNo. Former Full Service Supermarket
- Attractive "Barrel Roofed" Design, Ideal for Fitness/Gym, Showroom/Retail, Service Uses, and Many More.
- Equipped with multiple freezers and coolers as well as monument signage and tall ceilings

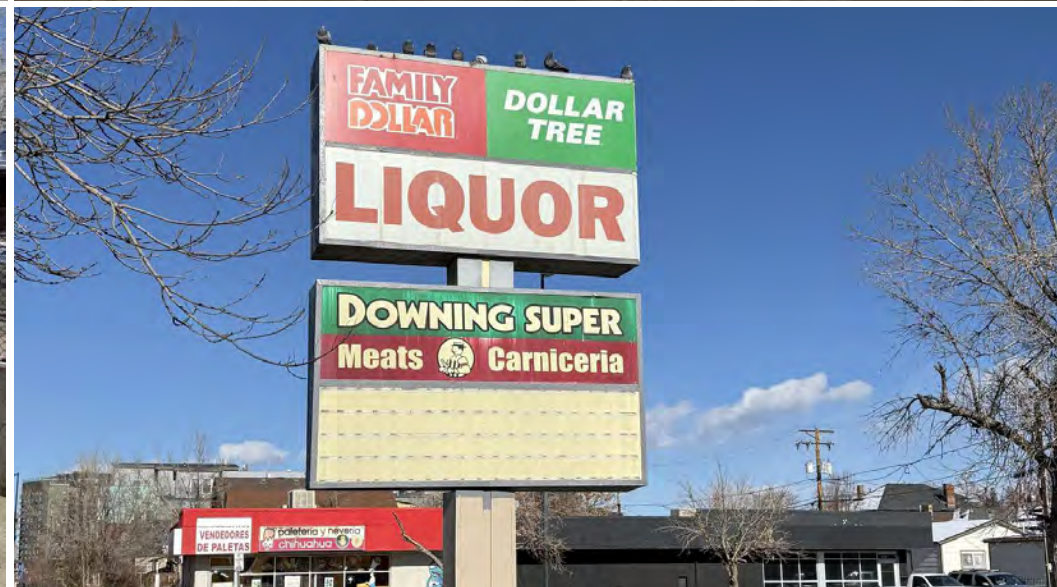


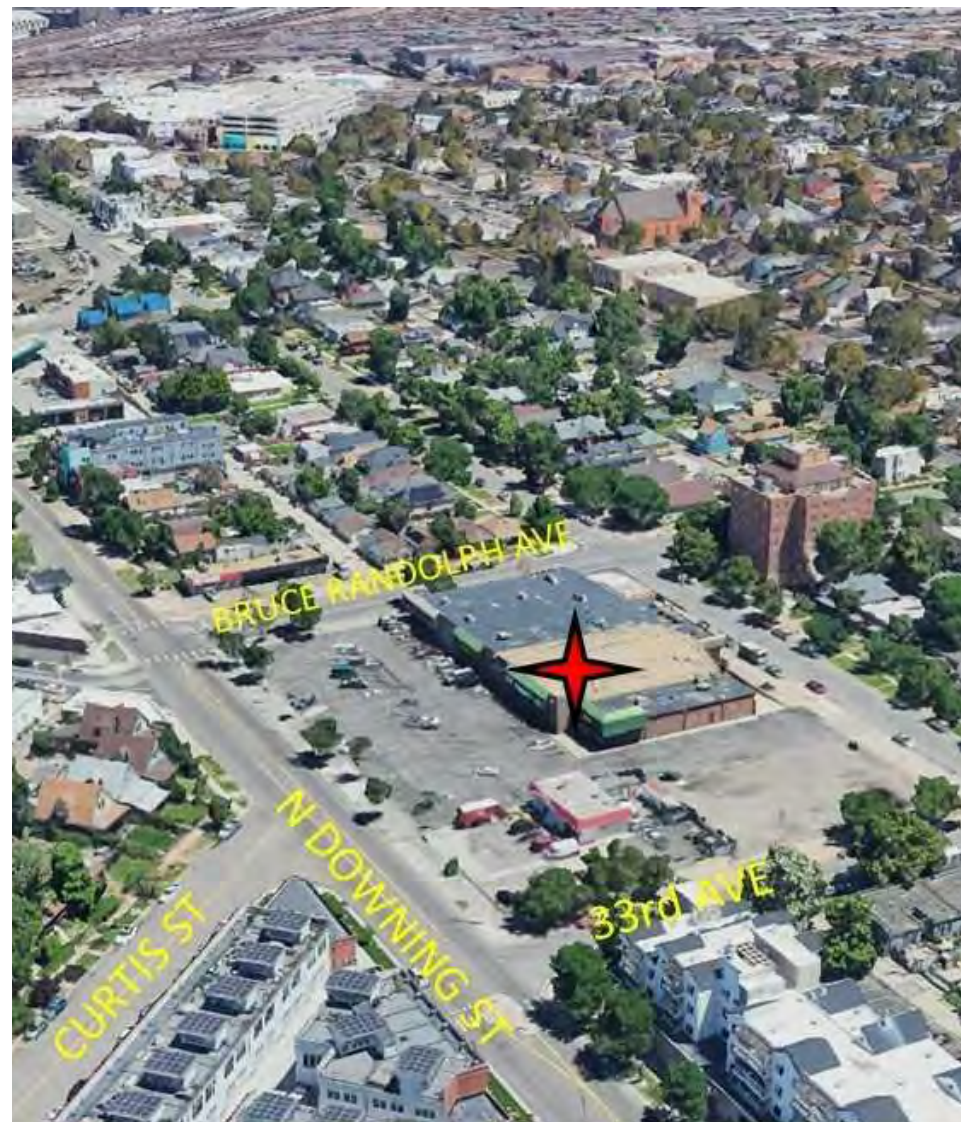
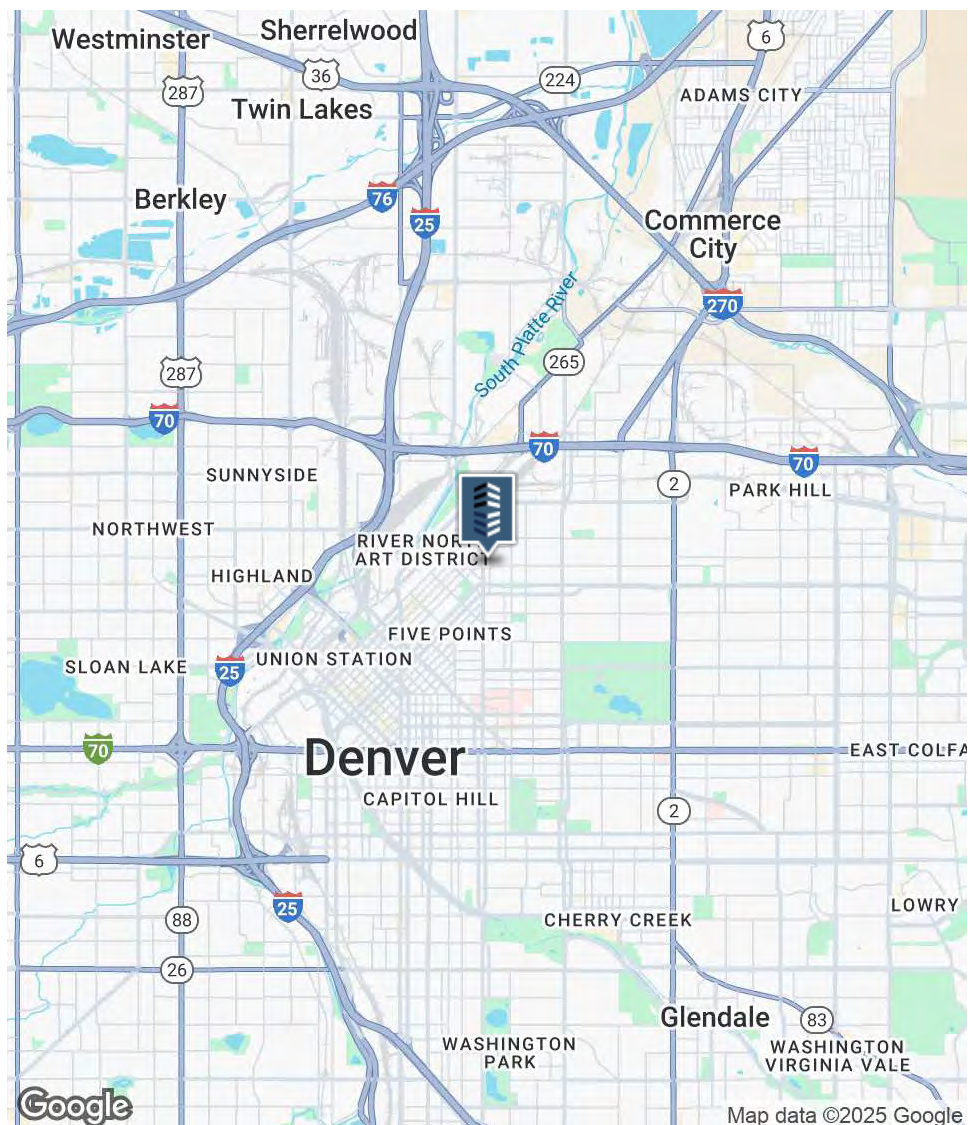




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	0.5 MILES	1 MILE	3 MILES
Total households	3,387	12,016	103,519
Total persons per hh	2.2	2.1	1.9
Average hh income	\$121,148	\$127,080	\$128,287
Average house value	\$682,967	\$726,920	\$815,689

	0.5 MILES	1 MILE	3 MILES
Total population	7,308	24,922	195,782
Median age	36	36	38
Median age (male)	35	36	38
Median age (female)	36	35	37

## About RiNo

Denver's River North Art District (RiNo) has experienced significant growth in recent years, characterized by a surge in residential developments and a dynamic job market. The area has seen the completion of several large apartment projects, contributing to Denver's record-setting addition of 7,349 new units in the second quarter of 2024. This expansion has been accompanied by a notable increase in office space, with approximately 351,991 square feet currently under construction, reflecting RiNo's transformation into a vibrant hub for both living and working.

