

## Rare Neighborhood Retail Opportunity in the Heart of Bonnie Brae



**FOR LEASE: 3,751 USF Highly Visible Restaurant/Retail Space**

### For leasing information, contact

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Developed by:  + 

## akin Bonnie Brae

740 S. University Blvd., Denver, CO 80209

### The Opportunity

akin Bonnie Brae is a boutique mixed-use development bringing 46 apartment homes and **ground-floor retail** to one of Denver's most established and desirable neighborhoods.

The project offers 3,751 USF of highly visible restaurant/retail space with patio potential, providing flexibility for a wide range of neighborhood-serving concepts.

**Restaurant/Retail Space:** 3,751 USF

**Outdoor Patio:** Dedicated patio seating opportunity\*

**Residential Above:** 46 boutique apartment homes

**Delivery:** Q1 2027

- ✓ Highly visible location along University Blvd with more than 30,000 cars per day
- ✓ Site of the former Bonnie Brae Tavern
- ✓ Rare, new construction space in one of Denver's premier neighborhoods
- ✓ Join UMB Bank

*\*Patio requires city approval*

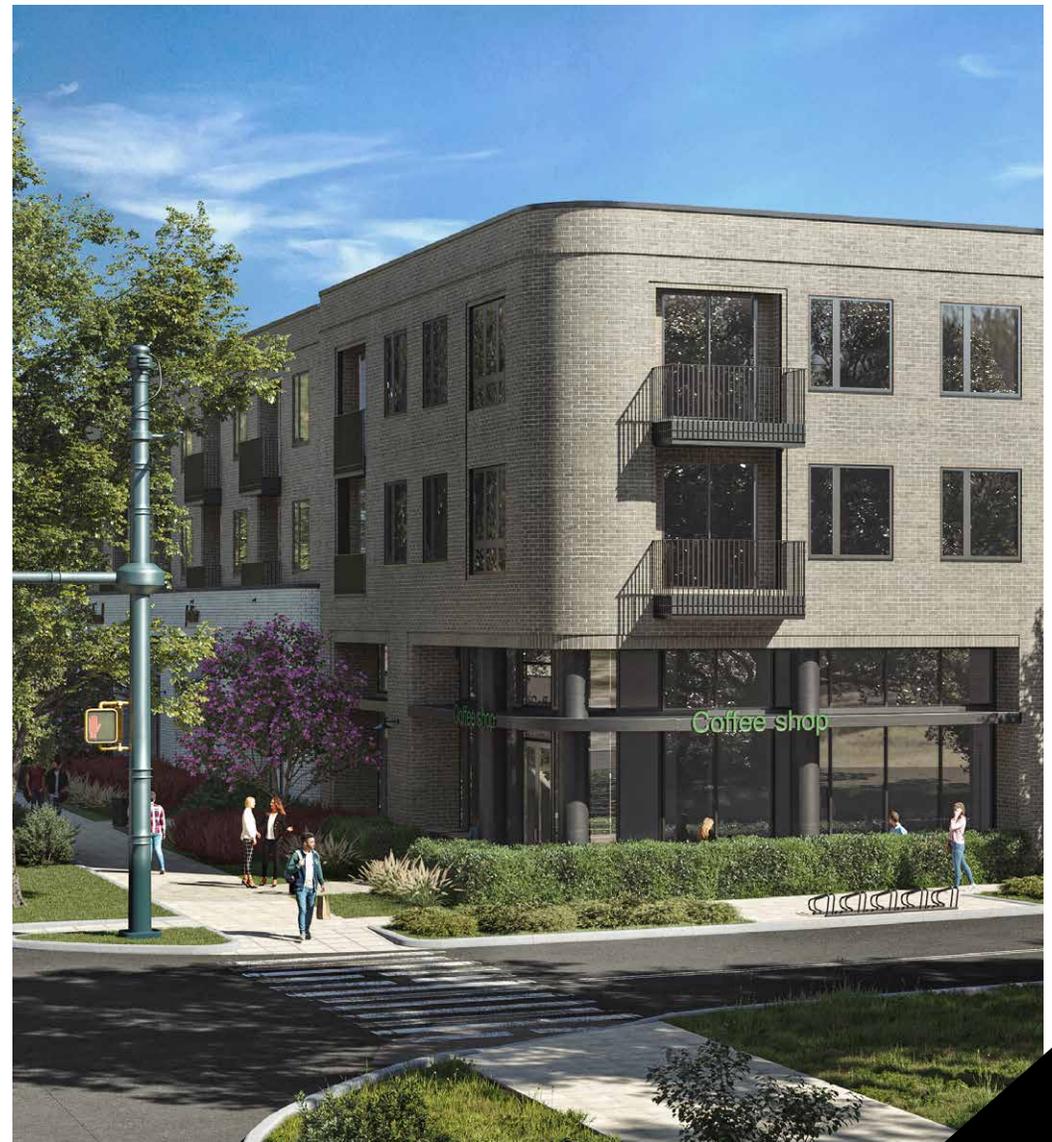
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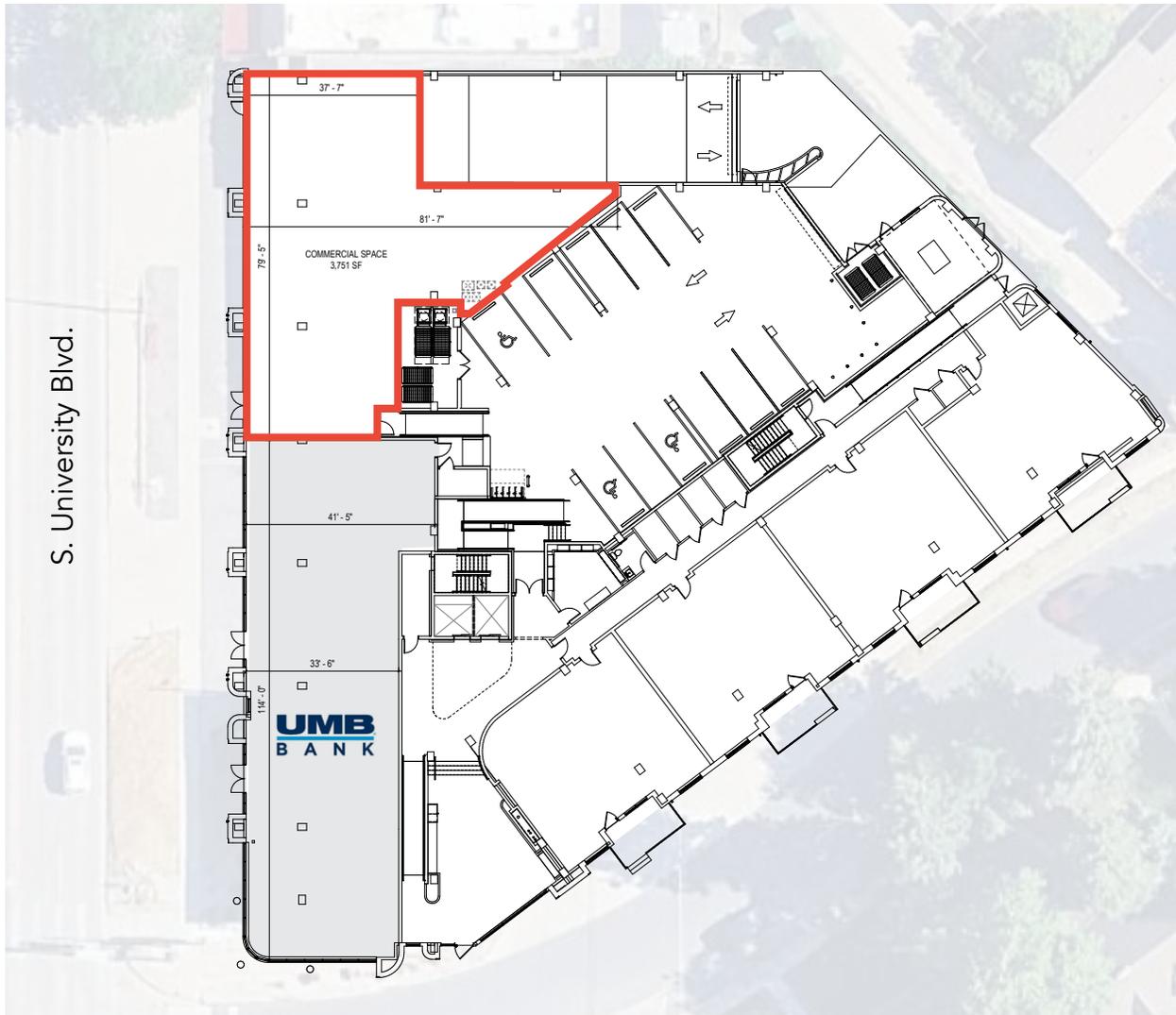
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**3,751 USF + Patio**

**akin Bonnie Brae**

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### Demographics

5 Min Drive      10 Min Drive      15 Min Drive



Median Household Income

**\$157,298      \$106,432      \$97,467**



Median Age

**37.5      35.8      35.7**



Population

**28,501      196,420      519,397**



Households

**13,246      100,971      249,233**



Median Disposable Income

**\$118,664      \$84,526      \$76,632**

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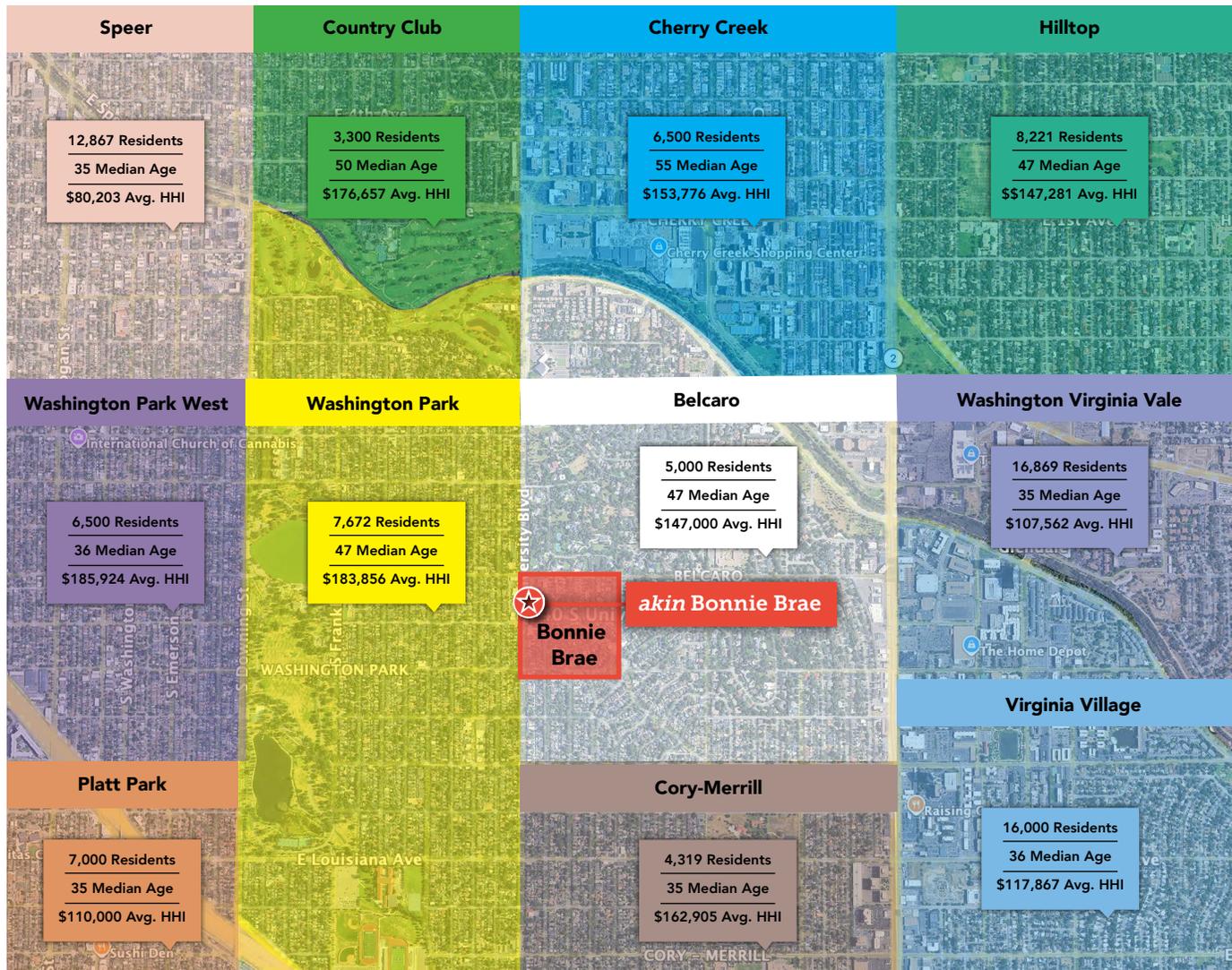
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# akin Bonnie Brae

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Located just minutes from Cherry Creek Shopping Center and University of Denver, **Bonnie Brae is one of Denver's most charming and affluent neighborhoods.**

The area is known for:

- Strong household incomes
- Historic character and walkability
- Established neighborhood retail and dining
- Limited new retail supply
- Loyal, community-driven customer base

Bonnie Brae blends neighborhood charm with **proximity to Cherry Creek, Wash Park**, and major employment corridors; making it a destination as well as a daily convenience hub.

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