

Retail or Office Space for Sale or Lease

8 W ARKANSAS AVENUE, DENVER, CO 80223

PRICE REDUCED!



Explore Virtual Tour





Overview

Hoff and Leigh is excited to bring you this newly remodeled space in the highly coveted South Broadway neighborhood with easy access to I-25 and Santa Fe. With warm wood floors, this cozy space is ideal for retail or office. The high visibility frontage to Broadway facilitates excellent opportunities for advertising and signage.

Highlights

- Thriving South Broadway Neighborhood
- Major Cross Street Intersection with High Traffic Visability
- Flexible Space for Office or Retail
- Newly Remodeled Unit
- On Corner with NEW Volo Sand Volleyball and Pickleball and NEW Laws Distillery
- Skylights Allow Natural Lighting
- Will Negotiate TI
- Laws Distillery now open next door

Property Details

-  **Sales Price**
\$350,000
\$299,999
-  **Lease Rate**
Contact Agent
-  **Building Size**
697 SF
-  **Zoning**
U-MS-3

Rev: January 9, 2025



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Our Network Is Your Edge

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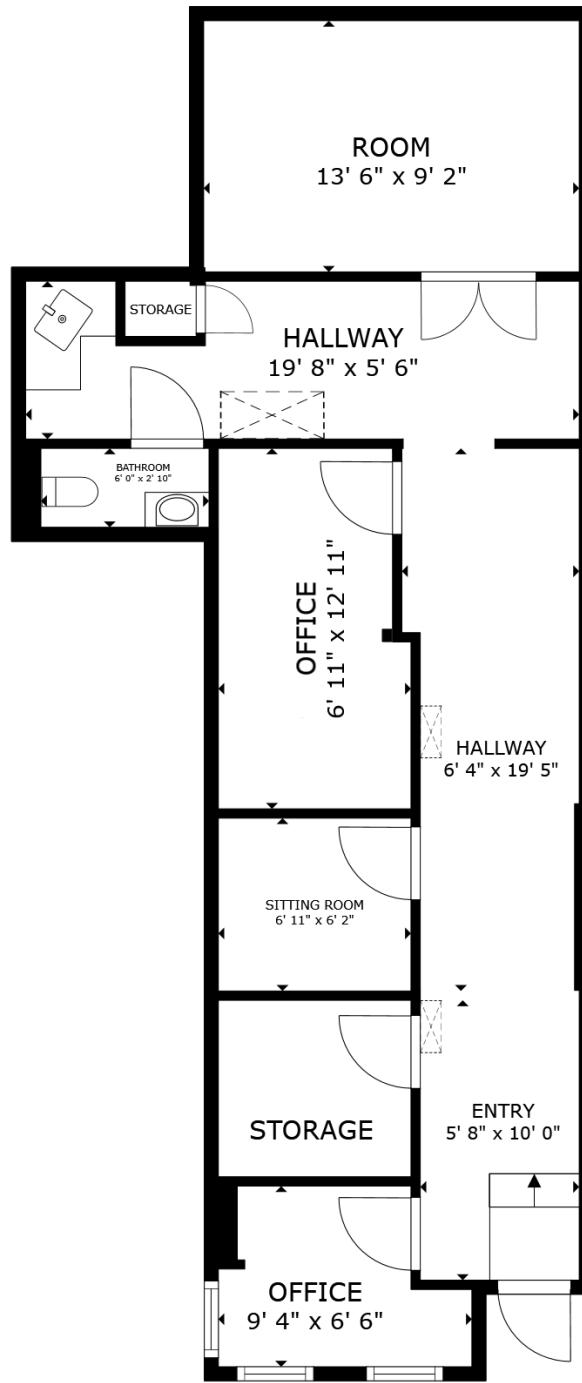
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FLOOR PLAN

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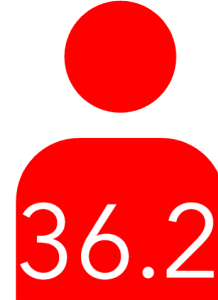
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DEMOGRAPHICS



190,778
Population



36.2
Median Age



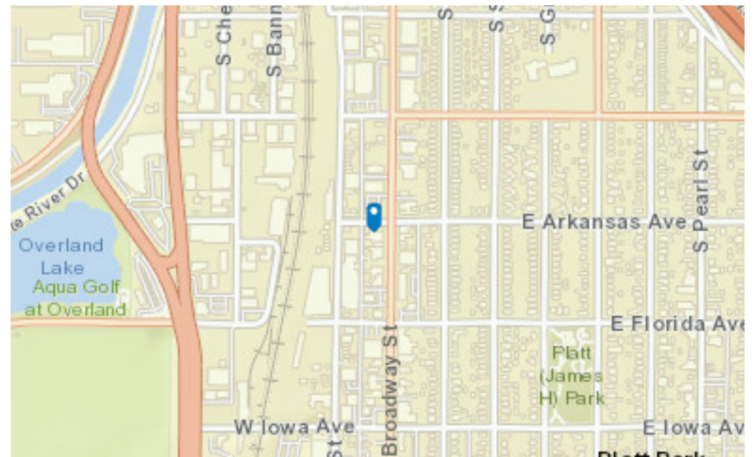
2.1
Average
Household Size



\$81,262
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
S Lincoln St	3,480	0.2
W Louisiana Ave	34,264	0.2
S Grant St	486	0.2
W Arkansas Ave	86,842	0.2
S Broadway	8,648	0.2



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