

Retail or Office Space for Sale or Lease

6 W ARKANSAS AVENUE, DENVER, CO 80223



Overview

Hoff and Leigh is excited to bring you the perfect space for your office or retail venture in Unit C at 6 W Arkansas.





A charming and modern suite with a private entrance in the heart of "Antique Row" in the thriving South Broadway neighborhood that includes an array of restaurants, bars, and retail shops. New neighborhood developments also include over 300 new apartments units, the new Laws Distillery, and Volo sand volleyball and pickleball courts to draw plenty of visitors to your corner!

Be in the heart of this very walkable neighborhood with easy access to the light rail, I-25, and Santa Fe and plenty of street parking for you and your customers!

Highlights

- Thriving South Broadway Neighborhood
- Major Cross Street Intersection with High Traffic Visibility
- Flexible Space for Office or Retail
- Newly Remodeled Unit
- On Corner with NEW Volo Sand Volleyball and Pickleball and NEW Laws Distillery

Property Details

-  **Sales Price**
\$300,000
-  **Lease Rate**
Contact Agent
-  **Building Size**
606 SF
-  **Zoning**
U-MS-3

Rev: November 18, 2024





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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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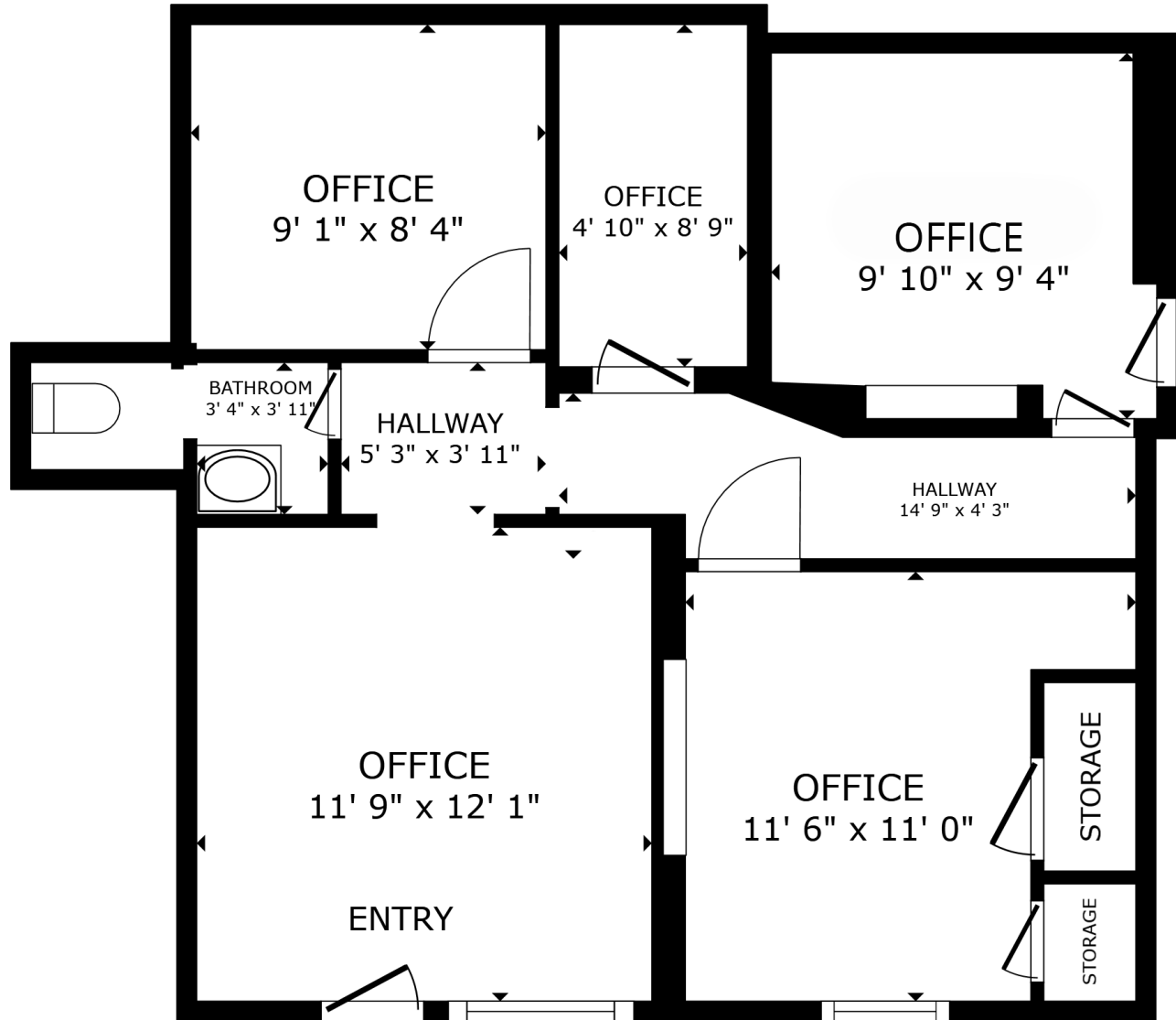
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 608 sq.ft.
TOTAL : 608 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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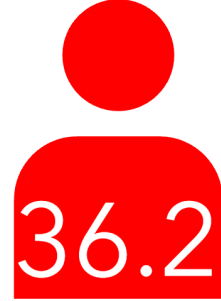
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DEMOGRAPHICS



190,778
Population



36.2
Median Age



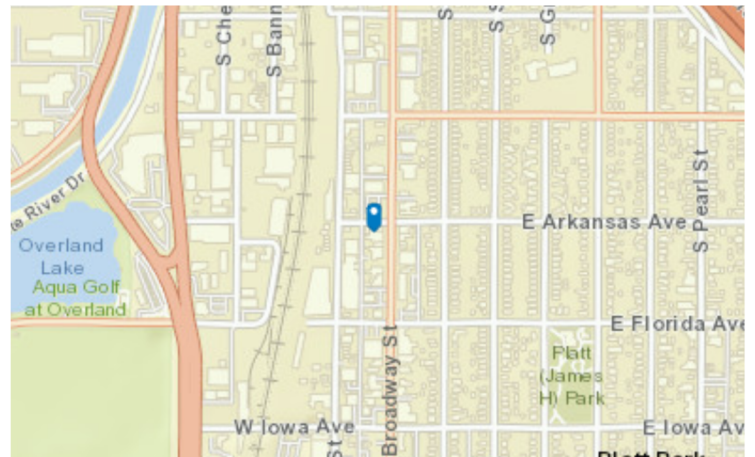
2.1
Average Household Size



\$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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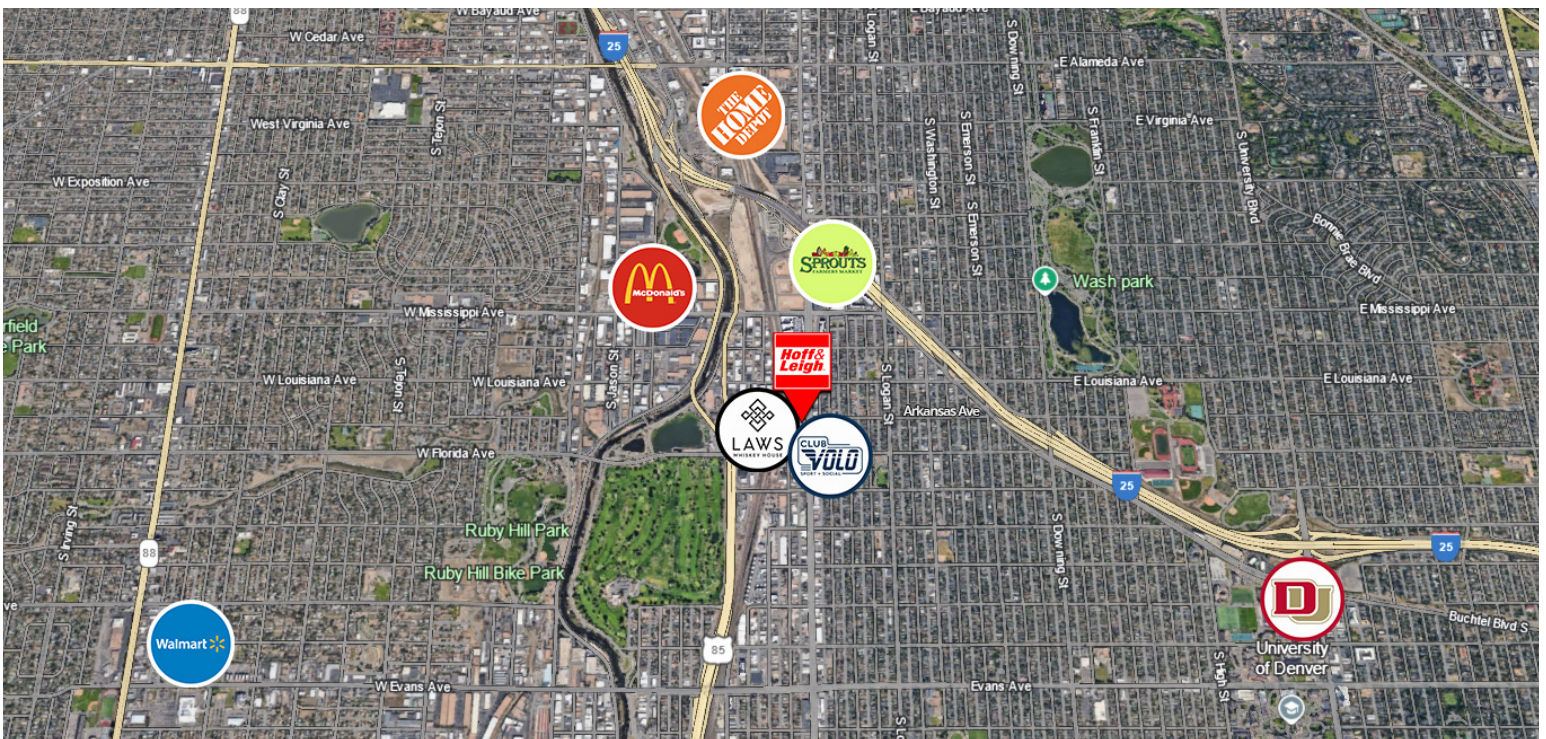
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