

# OFFICE/MEDICAL FOR LEASE

3030 Downing Street  
Denver, CO 80205

ONLY 1 UNIT LEFT!



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## PROPERTY HIGHLIGHTS

Henry Group Real Estate is pleased to present 3030 Downing Street, Denver, CO 80205 for lease. This multi-tenant retail/office building currently has one (1) unit remaining. The property is conveniently located across the street from the Downing Light Rail transit stop in the Whittier submarket, adjacent to Denver's trendy River North (RiNo) neighborhood. Whittier is one of the oldest historic areas of Denver which boasts beautiful tree-lined streets, crafted brick homes and high walkability just two (2) miles northeast of downtown.

**Address:** 3030 Downing Street, Denver, CO 80205

**Building Type:** Creative, Retail, Office

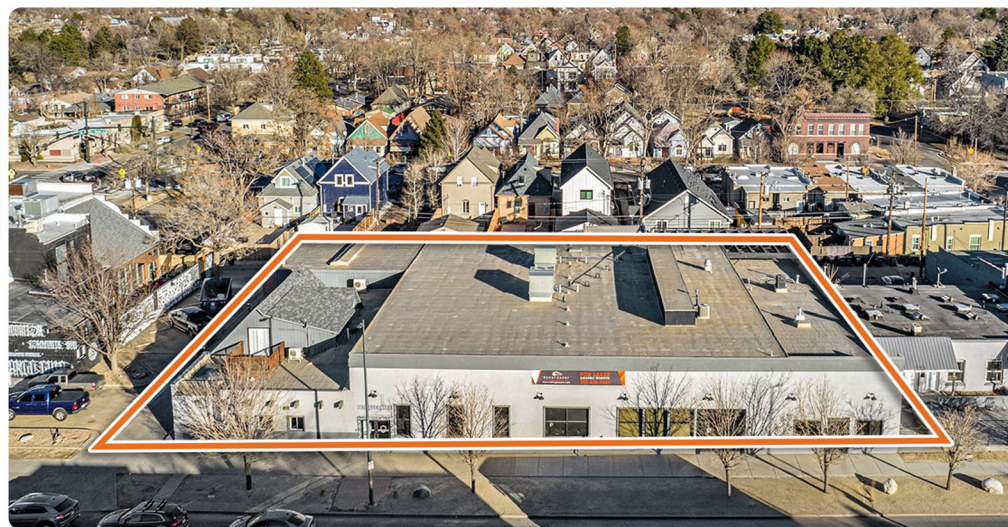
**Zoning:** C-MS-5

**Unit F:** 4,400 SF (Existing Medical/Office)

**Lease Rate:** Contact Broker

- Located directly across the street from the Downing Light Rail Transit Stop and multiple RTD bus stops
- Property provides potential tenants with optimum visibility from Downing Street and signage opportunities
- High traffic counts of 13K vehicles per day at Downing Street & 30th Avenue (2022) \*
- Strong consumer spending demographics with over \$1.9B spent within a two (2) mile radius \*
- Ample surface parking spaces as well as off-street parking

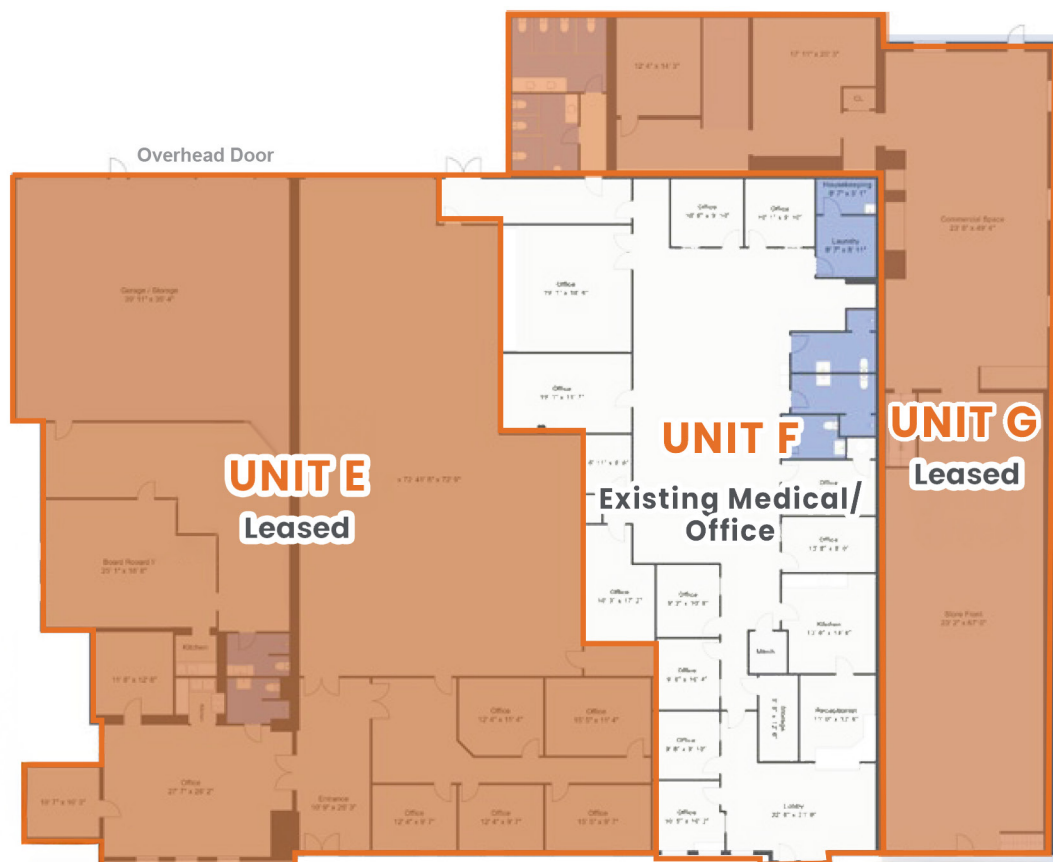
\*Source: CoStar







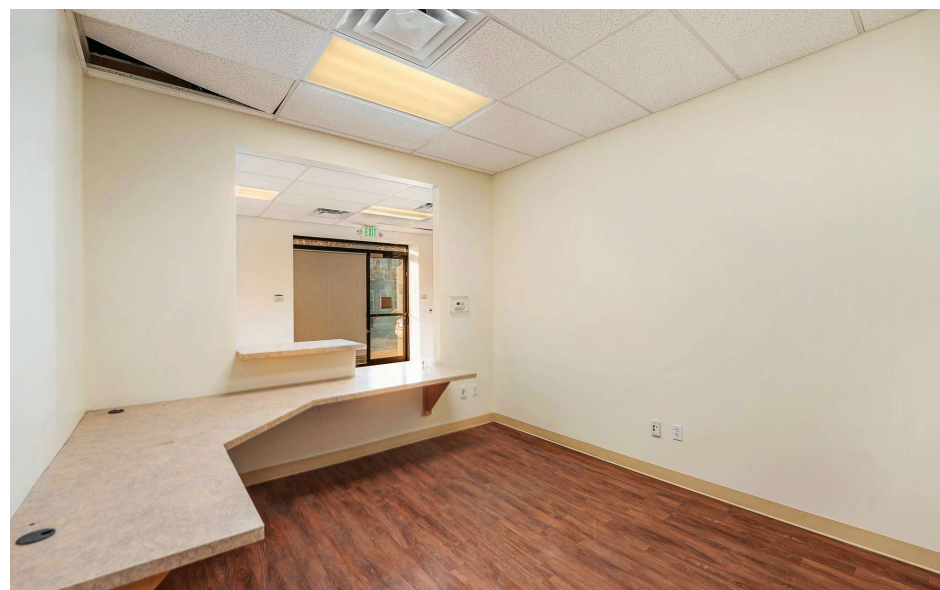
# FLOOR PLAN



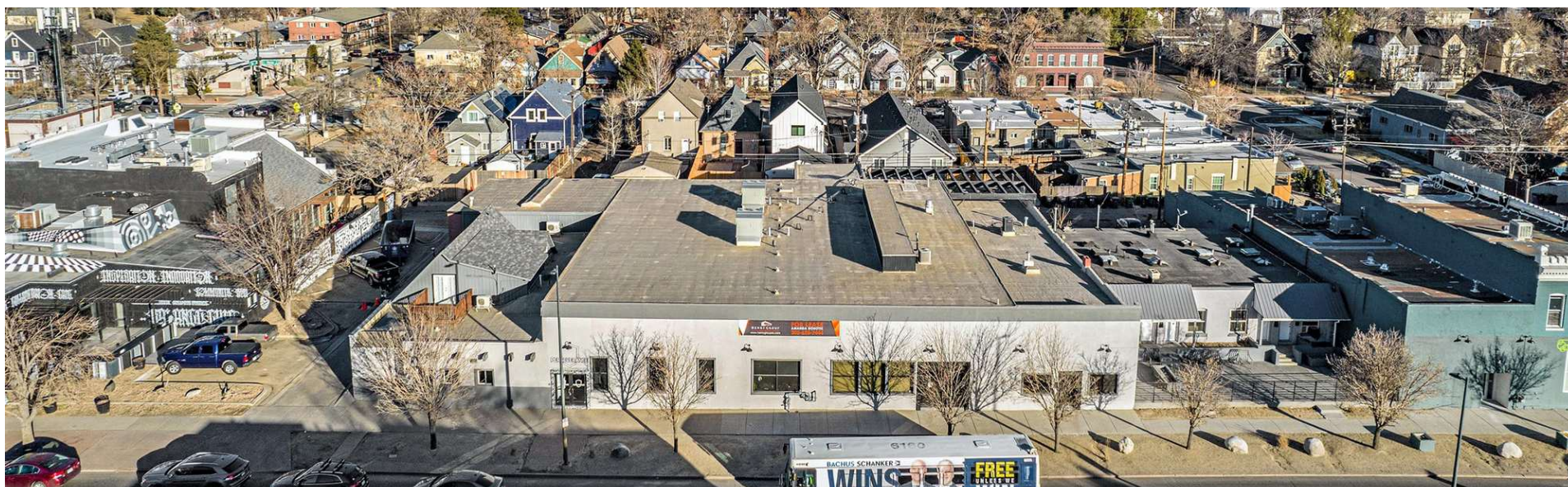
## 3030 Downing Street

<b>Unit E</b> <b>LEASED</b>	Gym 7,330 SF
<b>Unit F</b> <b>AVAILABLE</b>	Existing Medical/Office 4,400 SF
<b>Unit G</b> <b>LEASED</b>	Co-working Office 3,900 SF

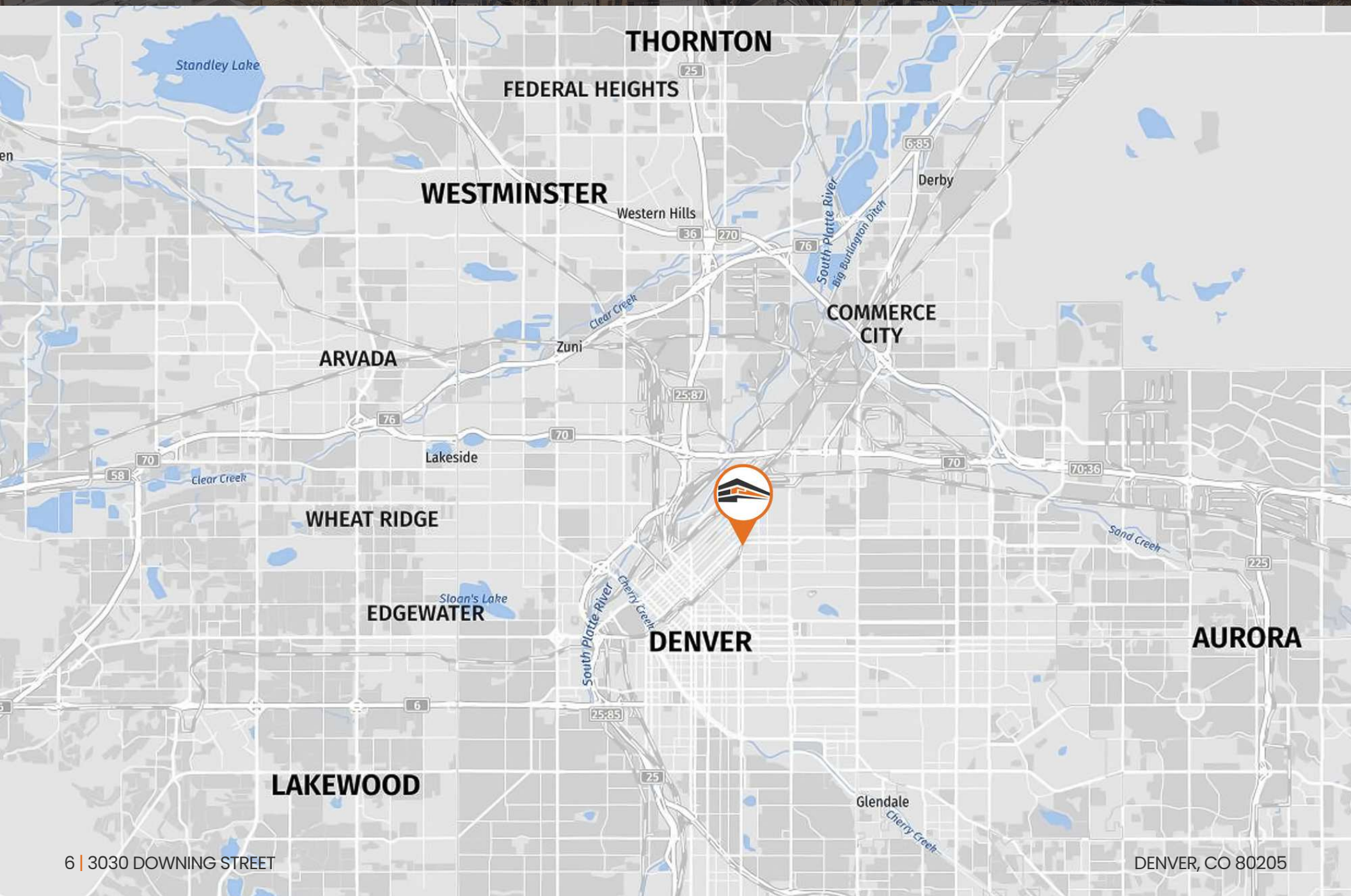
















CENTRAL  
BUSINESS DISTRICT

LODO



UNION  
STATION



COORS  
FIELD

TO I-25

PARK AVE

N BROADWAY

LARIMER ST

BLAKE ST

32<sup>ND</sup> ST

N DOWNING ST

WALNUT ST

RIVER NORTH  
ART DISTRICT



3030 DOWNING STREET

DENVER, CO 80205



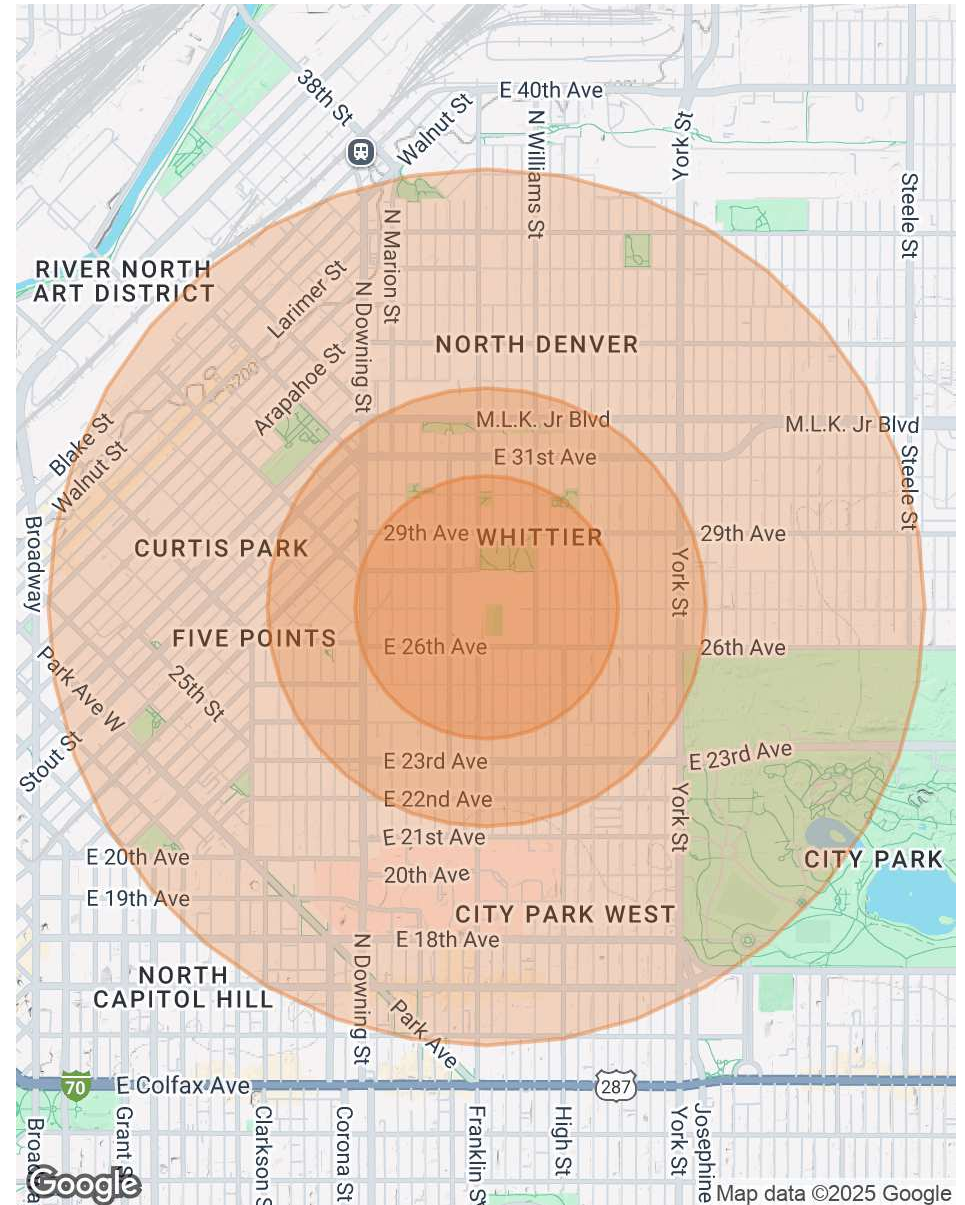
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,330	7,504	32,331
Average Age	36	36	37
Average Age (Male)	36	36	37
Average Age (Female)	37	37	37

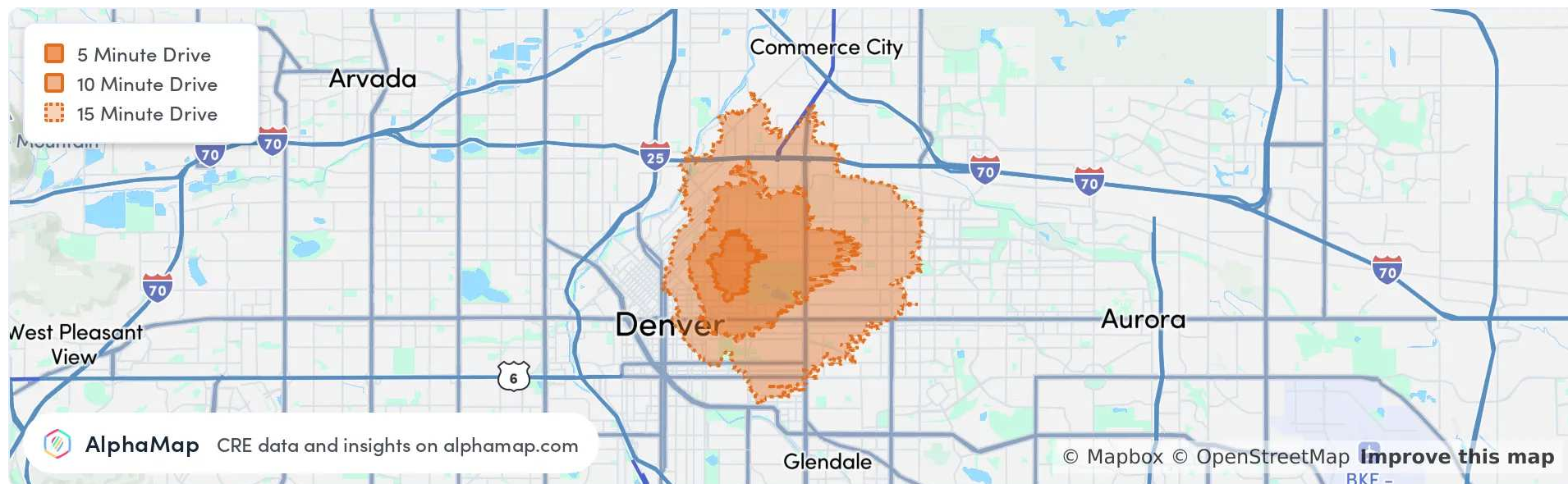
## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,001	3,340	16,424
# of Persons per HH	2.3	2.2	2
Average HH Income	\$162,603	\$147,944	\$126,919
Average House Value	\$827,693	\$810,714	\$780,540

Demographics data derived from AlphaMap







## POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,730	33,496	110,714
Average Age	37	38	39
Average Age (Male)	37	38	39
Average Age (Female)	37	38	39

## HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,207	15,632	54,761
Persons per HH	2.1	2.1	2
Average HH Income	\$153,223	\$130,920	\$133,281
Average House Value	\$865,003	\$845,765	\$847,241
Per Capita Income	\$72,963	\$62,342	\$66,640

Map and demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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