



RETAIL PROPERTY FOR LEASE

2391 South Downing Street, Denver, CO 80210

Lease Rate: \$30/SF/YR

Available SF: 625 SF



HENRY GROUP
REAL ESTATE

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OFFERING SUMMARY

2391 S Downing offers 625 SF of street-level retail in a walkable Platt Park corridor just south of the University of Denver. The space serves a stable residential base with strong daytime activity and steady foot and vehicle traffic.

Ideal for service-oriented, professional, wellness, or specialty retail users, the space provides strong visibility, easy access, and long-term tenancy potential. It will be delivered as-is, with flexible rent commencement and potential free rent for a qualified tenant.

Surrounding businesses—including Roaming Buffalo Bar-B-Que, Tonsorium Barber Shop, and Green Giraffe Juice Bar—create a complementary, neighborhood-focused retail mix.

PROPERTY HIGHLIGHTS

- Available off-street parking
- Strong neighborhood demographics and daytime population
- Rent abatement available to offset improvements (qualified tenants)
- Not suitable for restaurant or cannabis use

Property Address	2391 South Downing Street, Denver, CO 80210
Type	Street Retail/Storefront Office
Building Size	5,900 SF
Year Built	1946
Zoning	G-MX-3
Available Space	625 SF
Lease Rate	\$30/SF/YR
NNN's	\$10.00/SF

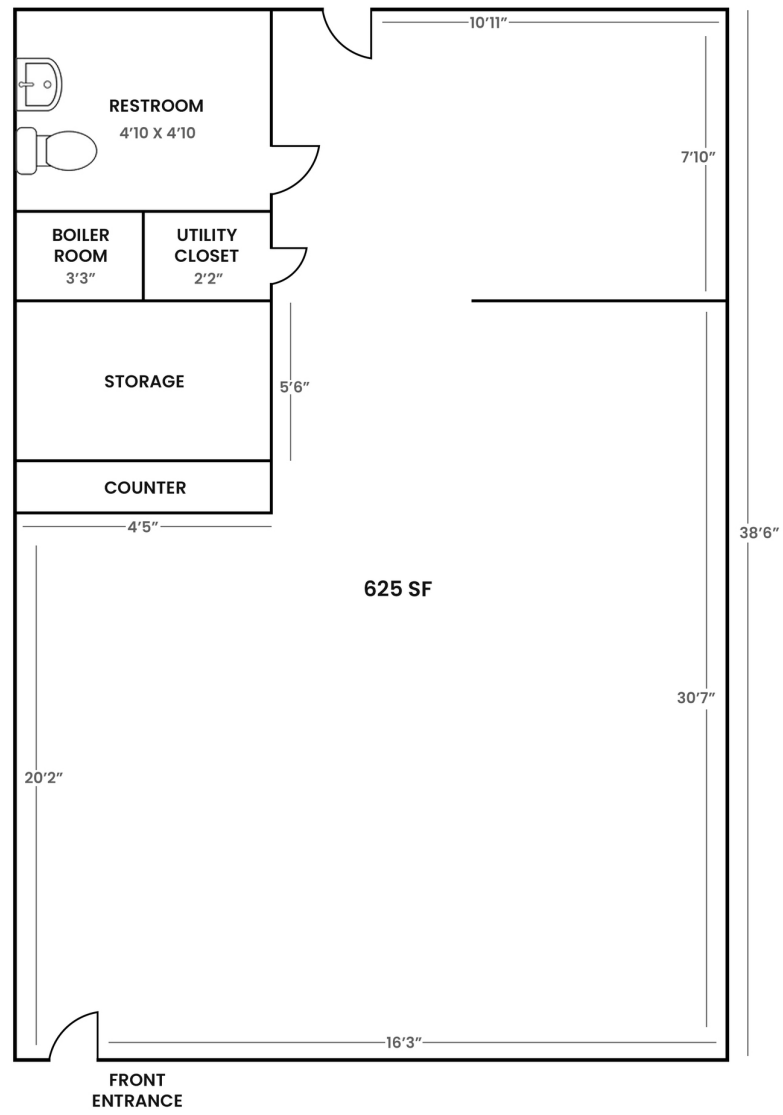


WELCOME TO PLATT PARK / SOUTH DOWNING CORRIDOR

Located on South Downing Street near the University of Denver, this Platt Park corridor is a walkable, neighborhood-focused retail area supported by a stable residential base, steady traffic, and a university-driven daytime population.

It attracts service-oriented tenants—such as professional, wellness, and specialty retail—that benefit from visibility, accessibility, and loyal local customers.

With proximity to Platt Park, DU, and South Denver, it offers a reliable setting for businesses seeking a strong neighborhood presence.

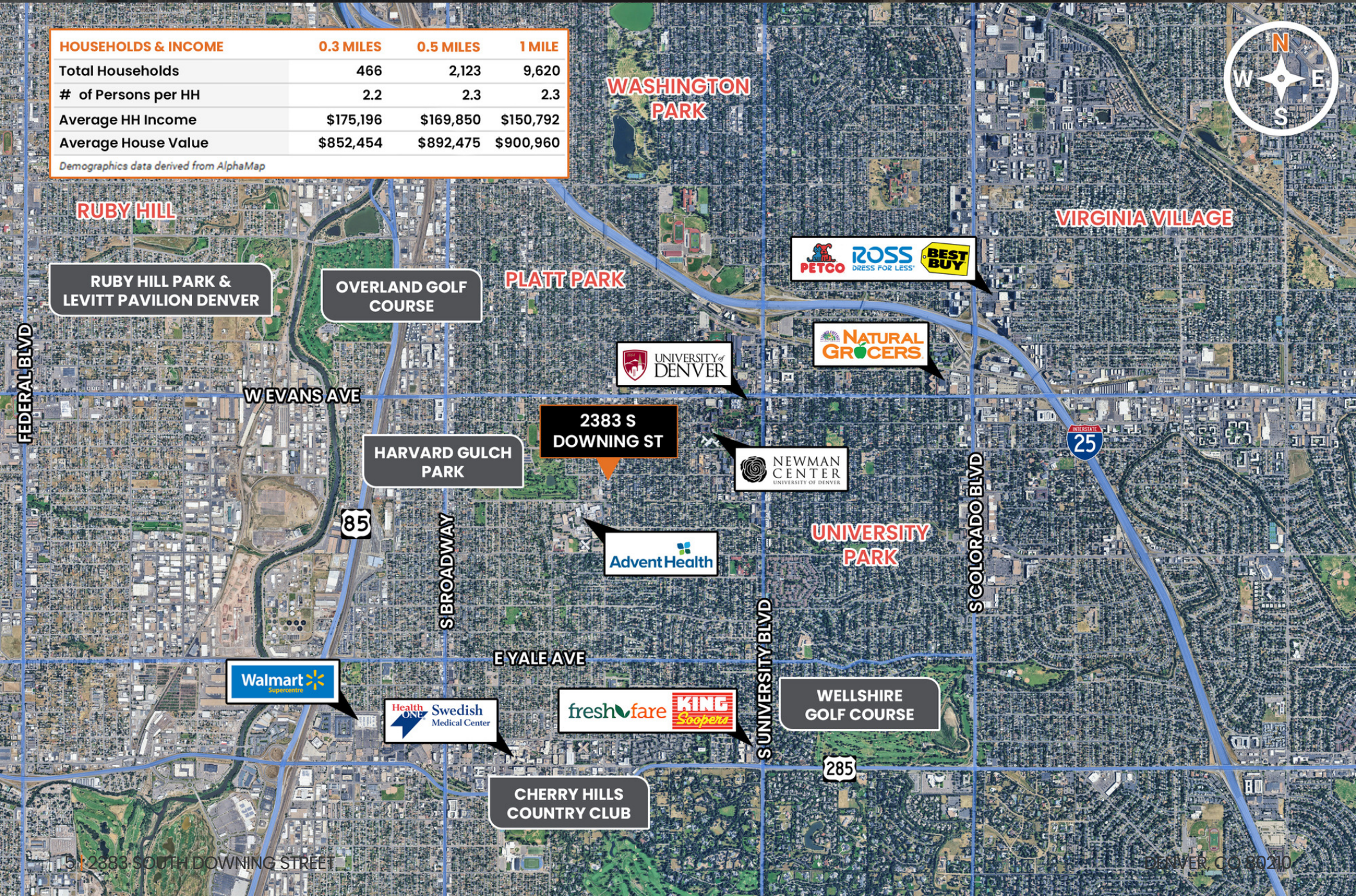


Measurements to be verified



HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	466	2,123	9,620
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$175,196	\$169,850	\$150,792
Average House Value	\$852,454	\$892,475	\$900,960

Demographics data derived from AlphaMap



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