

STREET-LEVEL RETAIL/MEDICAL/
OFFICE SPACE IN JEFFERSON PARK



FOR LEASE

2515 Eliot St, Denver, CO 80211

Available SF: 1,800 SF

Lease Rate: Contact Broker



HENRY GROUP
REAL ESTATE

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PROPERTY DESCRIPTION

Position your business in the heart of West Denver's Jefferson Park neighborhood. This 1,800 SF street-level space is located at the prominent corner of West 25th Avenue and Eliot Street within The Eliot Center, a mixed-use property with three commercial suites and 20 modern residences above.

Currently built out for an optometry practice, the space offers a welcoming reception area, private offices, and ADA-accessible restrooms. With premium lighting, high-quality finishes, and strong visibility, it is well-suited for medical, aesthetics, wellness, or other customer-facing office uses.

The current tenant's lease expires in January 2026 and is open to an early lease termination, allowing for a smooth transition and potential earlier occupancy.

Contact Broker for details – please do not disturb tenant!

OFFERING SUMMARY

Address	2515 Eliot St Denver, CO 80211
Building SF	6,993 SF
Lot Size	12,631 SF
Zoning	G-MS-3
Available Space	1,800 SF Available Now
Lease Rate	Contact Broker

PROPERTY HIGHLIGHTS

- 1,800 SF street-level space in Jefferson Park
- Existing buildout with reception, offices, and ADA restrooms
- High-quality finishes and lighting throughout
- Ideal for light medical, aesthetics, wellness, retail, or office use
- Two reserved parking spaces are available with the unit



LOCATION DESCRIPTION

Welcome to Jefferson Park—One of West Denver's favorite areas to live, work, and play. Bordered by Speer Boulevard to the north, the Platte River to the east, Colfax to the south, and Federal Boulevard to the west, Jefferson Park offers residents an unparalleled vantage point overlooking the iconic downtown skyline.

Thanks to the neighborhood's exceptional walkability, residents revel in seamless access to downtown, nearby attractions, and other thriving communities in North Denver. With Empower Field at Mile High anchoring the southern boundary, Sundays during NFL season pulse with excitement, infusing the area with a dynamic atmosphere tailor-made for people-watching and lively tailgating gatherings. Whether you're exploring local points of interest, enjoying nearby parks, or immersing yourself in the spirited ambiance of game day, Jefferson Park provides a dynamic urban lifestyle.

Neighboring Tenant Mix:

Curry Grill Indian Restaurant, Parkside Liquors, Sexy Pizza, Jefferson Park Pub, Cheyenne River Nails, Tuft Construction, Deseo Salon, Sweet Action Ice Cream, Fox and Jane Salon, 2914 Coffee, Lockhart & Co Barber Shop, and more!





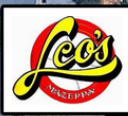






W 26TH AVE

ELIOT ST



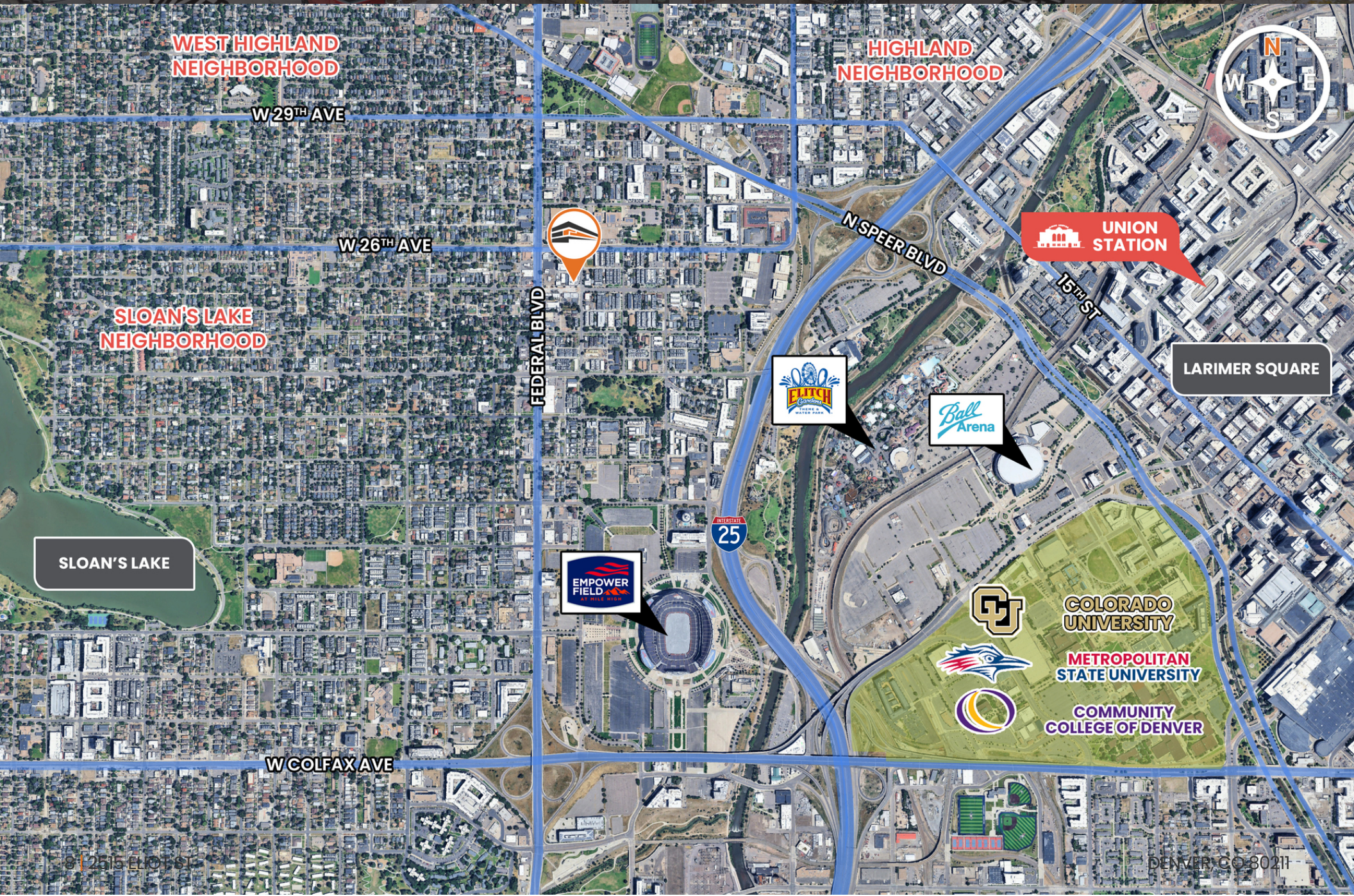
W 25TH AVE

FEDERAL BLVD



W 24TH AVE





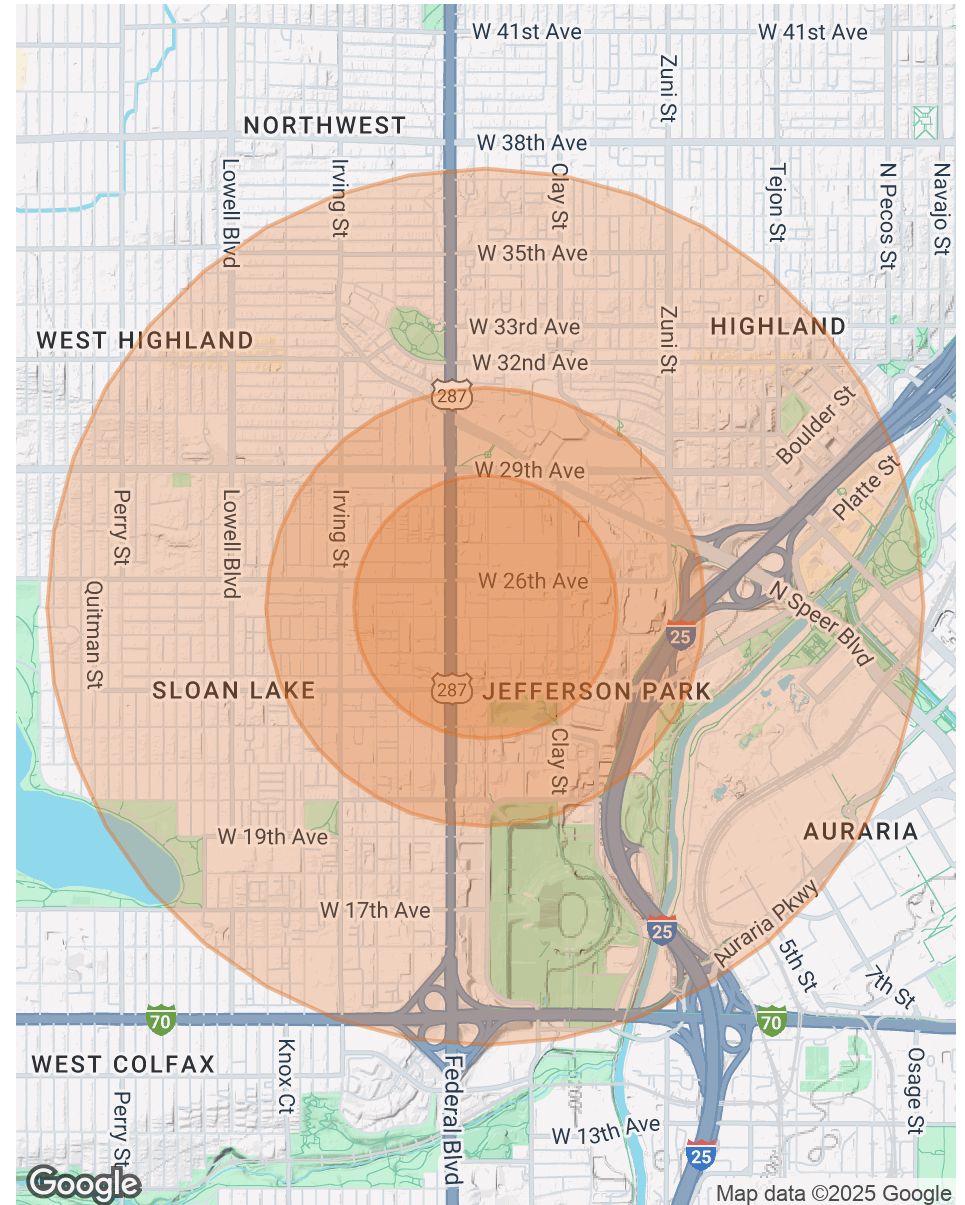
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,476	8,176	29,296
Average Age	35	35	37
Average Age (Male)	35	35	37
Average Age (Female)	34	34	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,392	4,474	16,098
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$145,297	\$142,515	\$157,822
Average House Value	\$906,628	\$883,998	\$933,383

Demographics data derived from AlphaMap



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