

# Storefront Retail/Showroom or Salon For Lease

773 Santa Fe Drive, Denver CO 80204



Located in the Heart of the Art District on Santa Fe

## Property Info

Available Space: 2,845 SF  
Rate: Contact Broker  
Zoning: C-MS-5  
Year Built: 1960 / 2013  
Lease Term: 5 Years

**\*\*Infrastructure and plumbing is already in place for a hair salon.**

## Highlights

- Hardwood Floors throughout
- Brand-New LED Lighting
- Street Level with Excellent Visibility on Santa Fe Drive
- Full Basement (in addition to 2,845 Sq. Ft. Main Floor)
- HVAC, 2 Bathrooms (1 is ADA) & High Ceilings
- Traffic Counts of Over 29,000 Vehicles/Day (2022-Costar)
- Includes four (4) Reserved, Off-Street Parking spaces
- Easy Access to Downtown, I-70, I-25 & 6th Avenue
- Eight Minute Walk from Light Rail Station



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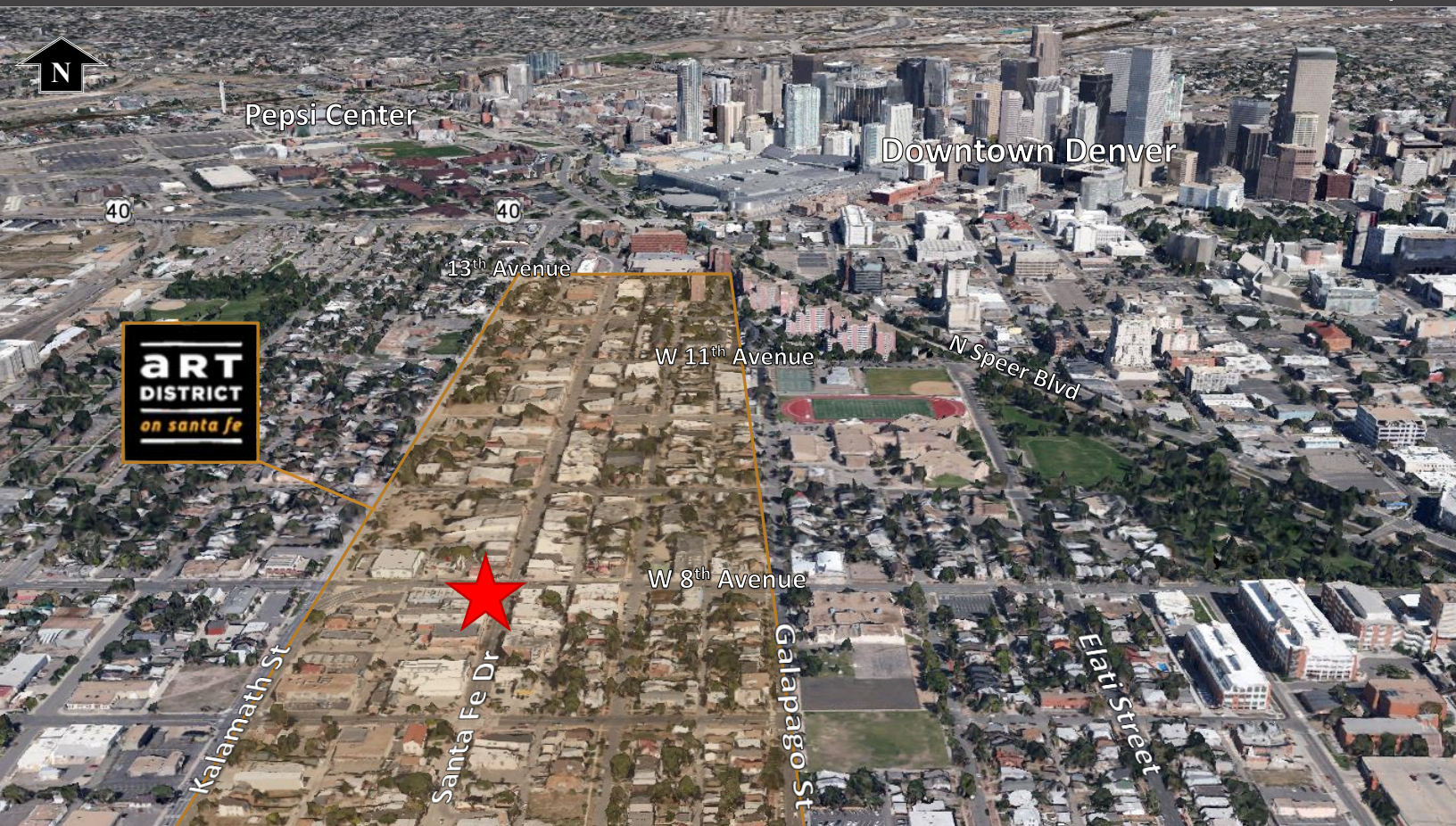
The Sherman Agency, Inc.

910 West 8th Avenue

Denver, Colorado 80204

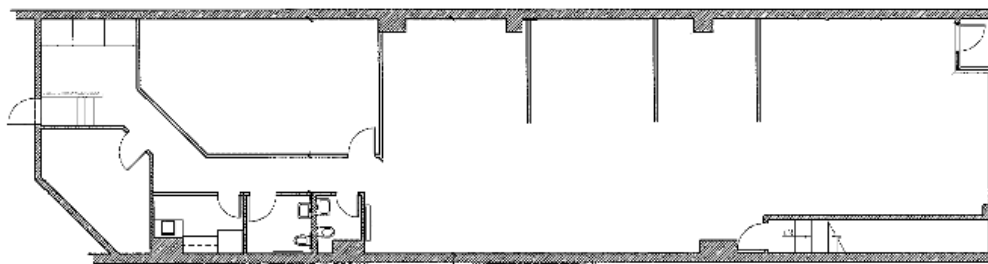
Phone: 303.572.8778

www.theshermanagencyinc.com



773 Santa Fe Drive is located in the heart of the Art District on Santa Fe - A unique, nationally known art and cultural district with over 60 galleries, restaurants, theatre and shops, which can see up to 7,000 art lovers in a single night. The Art District is open every day of the week and opens its doors freely to lively crowds for popular events such as the First Friday Art Walk and Preview Night.

This is an excellent space for a hair salon or other retail and office businesses seeking a first-class, street-level opportunity just off of the busy, signalized corner of West 8th Avenue and Santa Fe Drive. Tenant will enjoy tremendous identification in this beautiful, fully updated, turn-of-the-century building.



Santa Fe Drive



All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.



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