

# WEST WASH PARK RETAIL | FOR LEASE

373 S PEARL STREET, DENVER, CO 80209



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## OFFERING SUMMARY

### Ready-to-Build Retail Space Available Now

Situated in the heart of West Washington Park, this prime retail storefront offers exceptional visibility, excellent signage potential, and the convenience of off-street parking in one of Denver's most coveted neighborhoods.

With a flexible layout with freshly installed Landlord Improvements, this 1,828-square foot space is ready to accommodate a variety of retail concepts. Formerly home to a long-established dry-cleaning business

Secure your spot in this highly desirable neighborhood today!

## WELCOME TO WEST WASHINGTON PARK

West Wash Park is one of Denver's most beloved neighborhoods, celebrated for its walkable streets, historic architecture, and community charm.

Just blocks from Washington Park, this neighborhood draws affluent professionals, families, and longtime residents who support quality local businesses. With strong foot traffic, easy access to downtown, and a loyal customer base, this is an excellent opportunity for a retail concept to thrive.

## PROPERTY HIGHLIGHTS

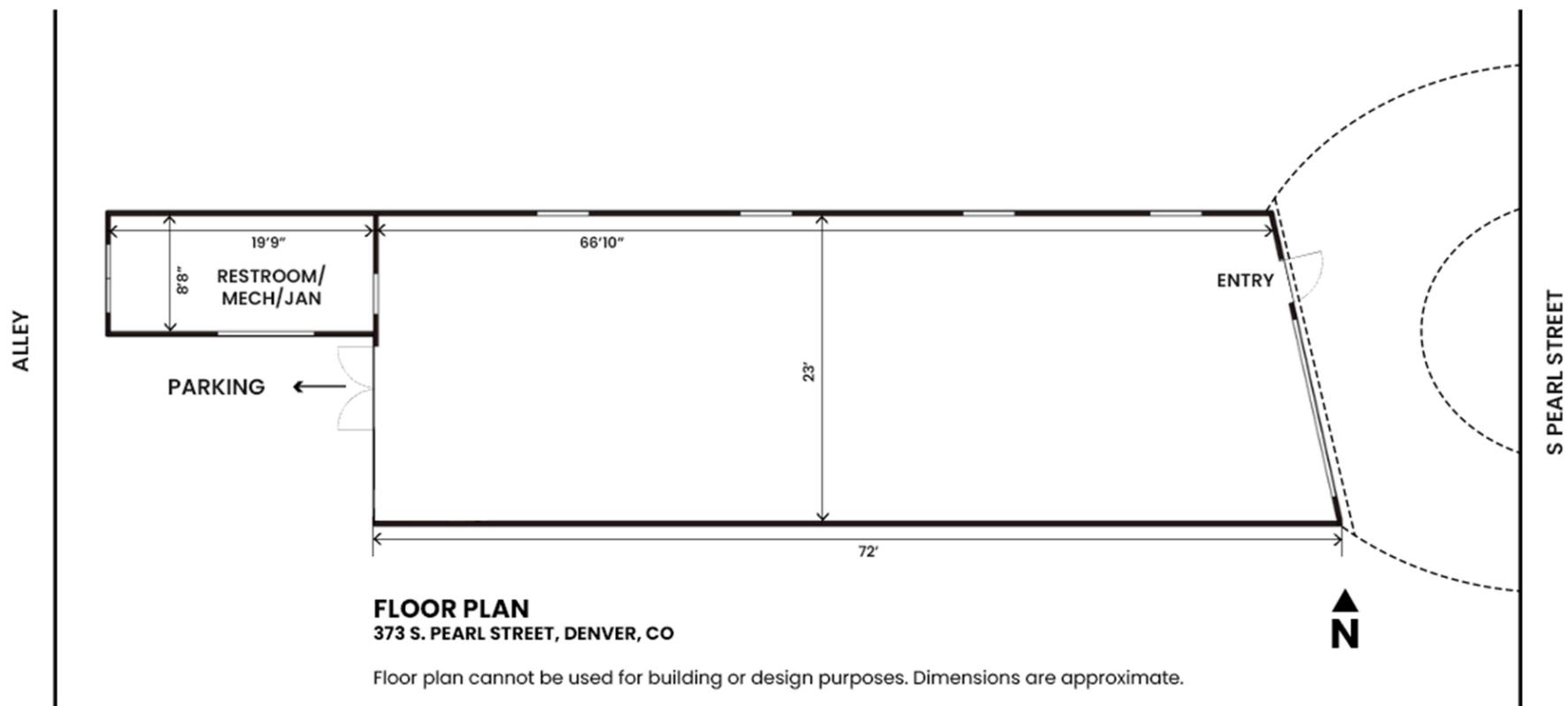
- Space to be delivered in vanilla shell condition, ready for tenant improvements.
- Brand new HVAC, water heater, electrical, ADA-compliant restroom (single stall), and mop sink have been installed by Landlord.
- Dedicated off-street parking in the rear + ample street parking.
- Located in a high-income, densely populated neighborhood.
- Outstanding nearby tenant mix of retail, food & beverage, and residential.

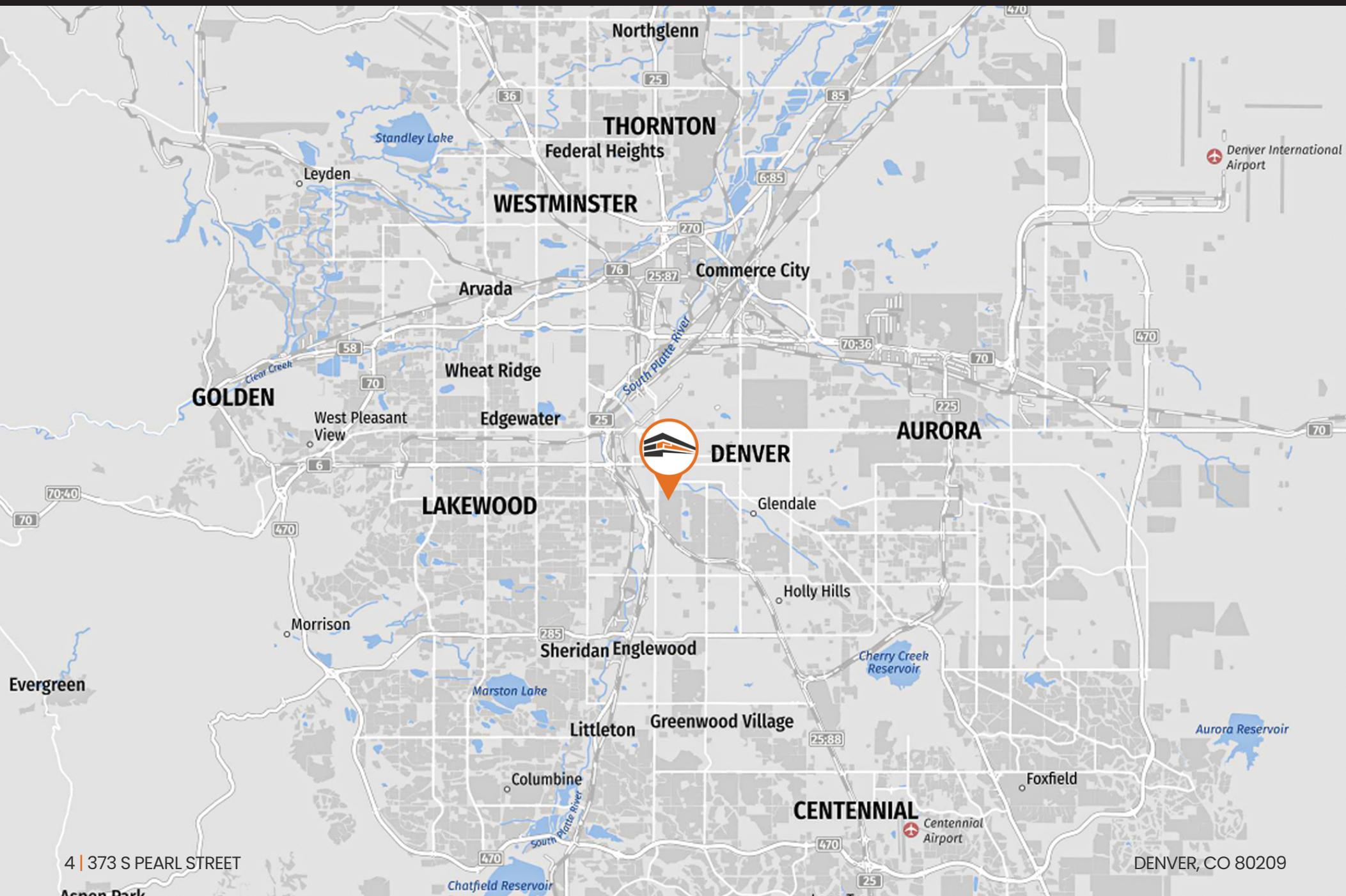


Property Address	373 S Pearl Street, Denver, CO 80209
Lot Size	5,735 SF
Building Size	3,428 SF
Available SF	1,828 SF
Lease Rate	\$36/SF/YR + \$12/SF NNN (Est.)
Lease Terms	5+ Years NNN
Availability	Available Now
Parking	2 off-street spaces + abundant street parking
Year Built	1952
Zoning	U-MS-2



## FLOOR PLAN







# HENRY GROUP

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## AREA MAP

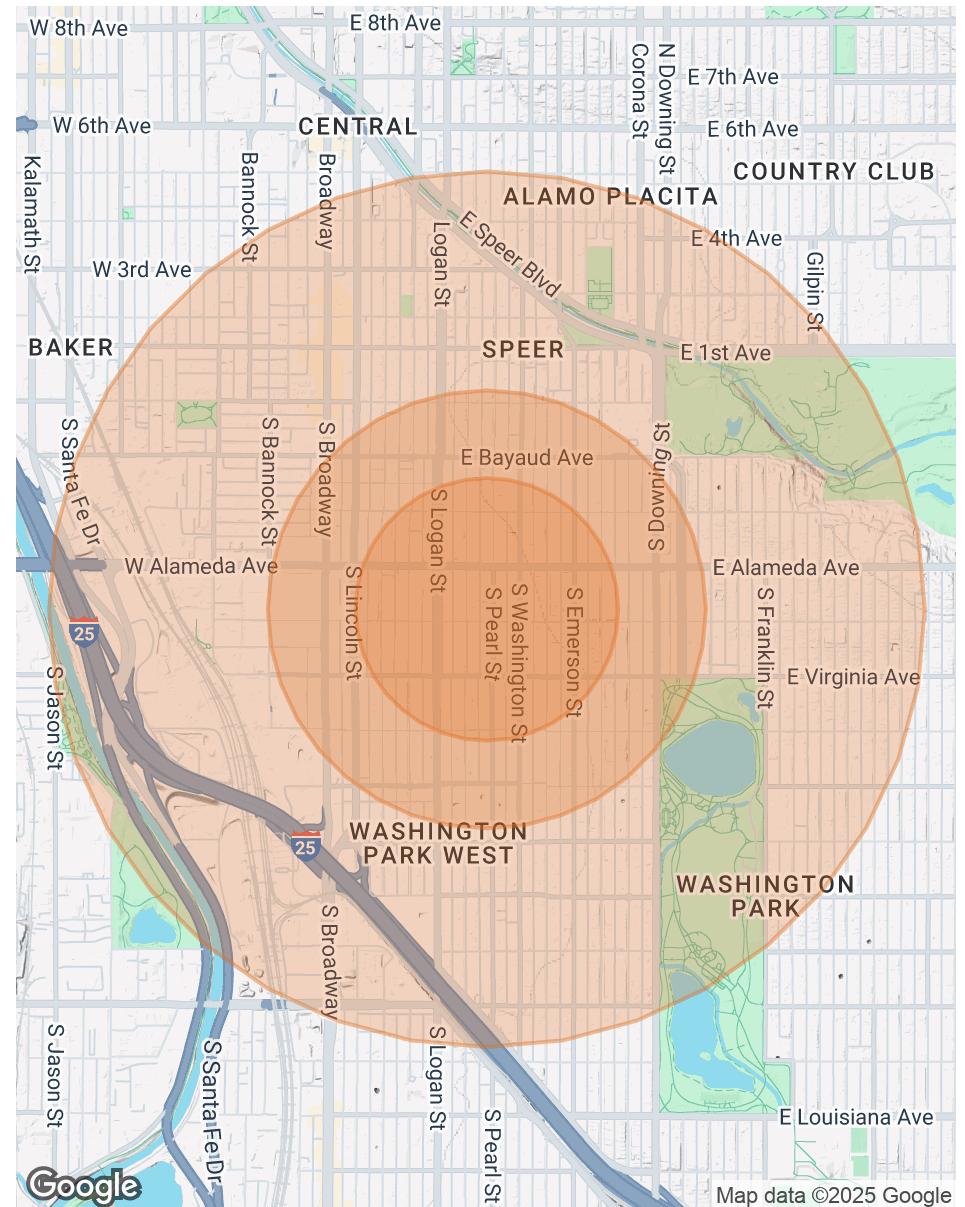


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,843	9,215	28,637
Average Age	38	39	39
Average Age (Male)	38	39	39
Average Age (Female)	38	38	39

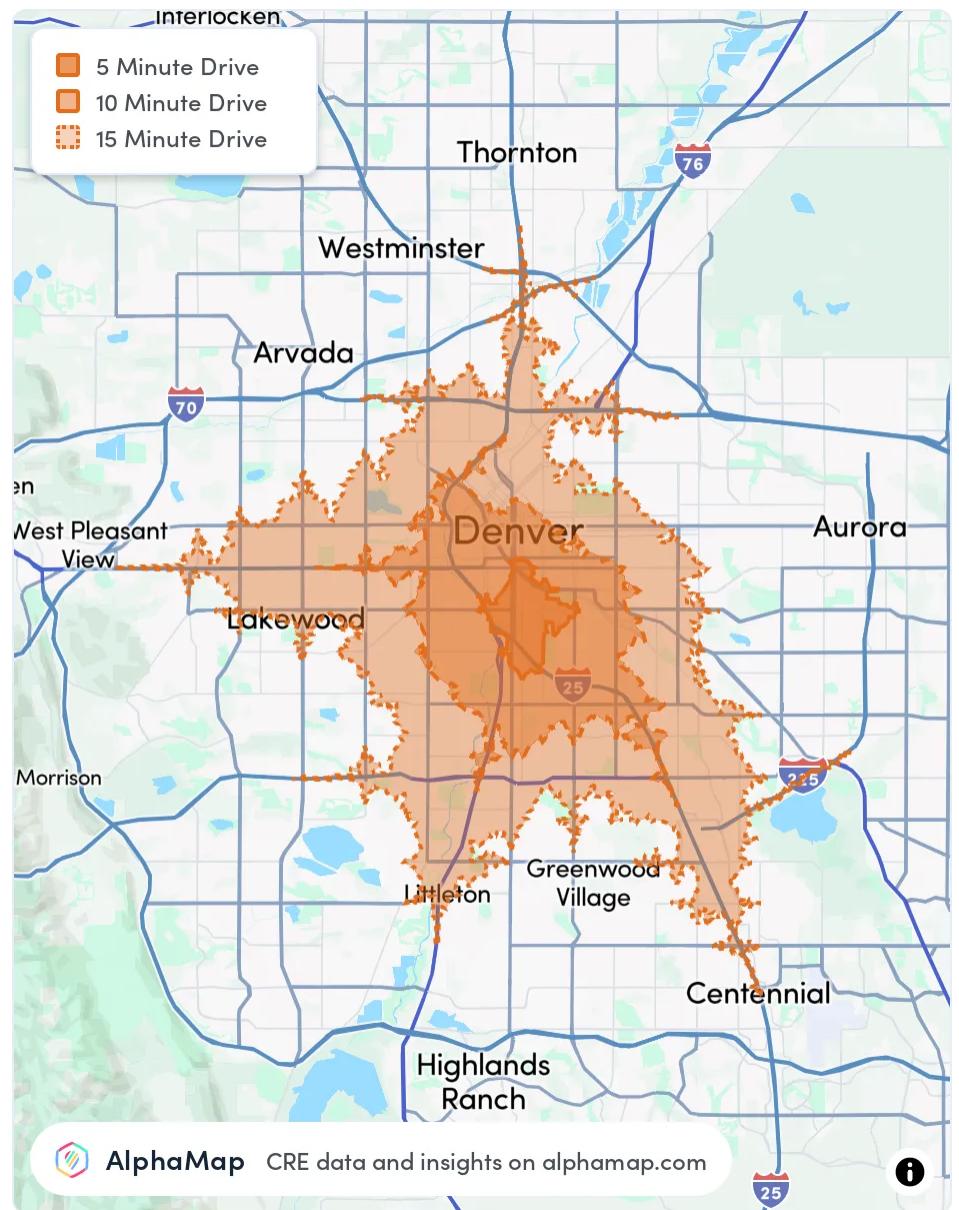
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,506	5,093	16,291
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$135,226	\$143,855	\$147,138
Average House Value	\$930,302	\$932,344	\$914,825

Demographics data derived from AlphaMap



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	22,684	59,016	253,511
Average Age	39	40	39
Average Age (Male)	39	40	39
Average Age (Female)	39	40	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	13,170	30,991	120,244
Persons per HH	1.7	1.9	2.1
Average HH Income	\$141,637	\$165,709	\$132,785
Average House Value	\$890,887	\$1,014,357	\$845,213
Per Capita Income	\$83,315	\$87,215	\$63,230



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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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