

30
BLOCK



LEASING OPPORTUNITY

OFFICE | RETAIL | MEDICAL | RESTAURANT

AVAILABLE FOR LEASE

OFFICE | RETAIL | MEDICAL | RESTAURANT



Contact



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Henry Group Real Estate

495 South Pearl Street

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PROPERTY OVERVIEW

3004-3090 Downing Street
Denver, Colorado 80205

Property Overview

Building Type: Creative, Retail, Office

Zoning: C-MS-5

Available Spaces: 3030 Downing Street

Unit F	4,400 SF (Existing Medical/Office)
Unit G	3,900 SF (Retail/Office)

Property Features

- Across the street from the Downing Light Rail Transit Stop
- High profile building
- Optimum visibility from Downing Street
- High traffic counts
- New landscaping
- Ample parking spaces



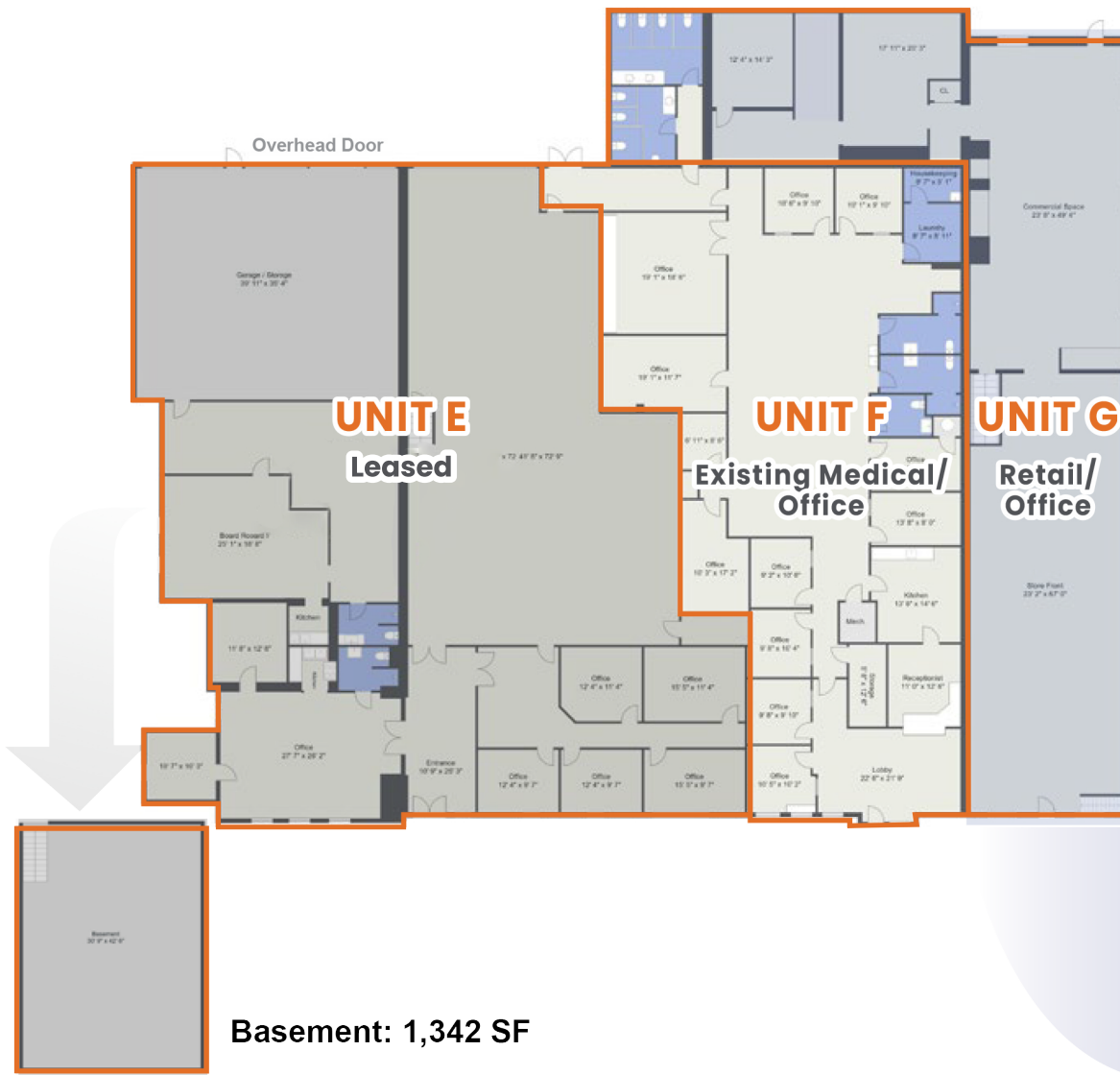
3030 DOWNING STREET FLOORPLANS

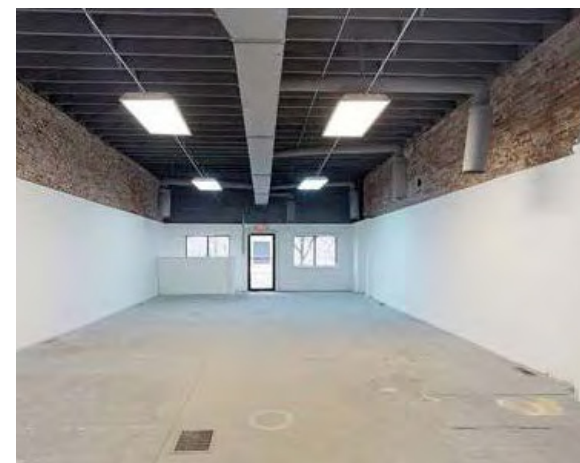
3030 Downing Street

Unit E
LEASED Gym
7,330 SF

Unit F
AVAILABLE Existing Medical/Office
4,400 SF

Unit G
AVAILABLE Retail/Office
3,900 SF





Lease Rate: \$22.00/SF MG



<https://my.matterport.com/show/?m=uHkS3xukh5E>

LOCATION OVERVIEW

Demographics



HOUSEHOLDS

1 Mile	12,951
3 Mile	98,633
5 Mile	200,111



AVG. HH INCOME

1 Mile	\$79,473
3 Mile	\$86,009
5 Mile	\$87,349

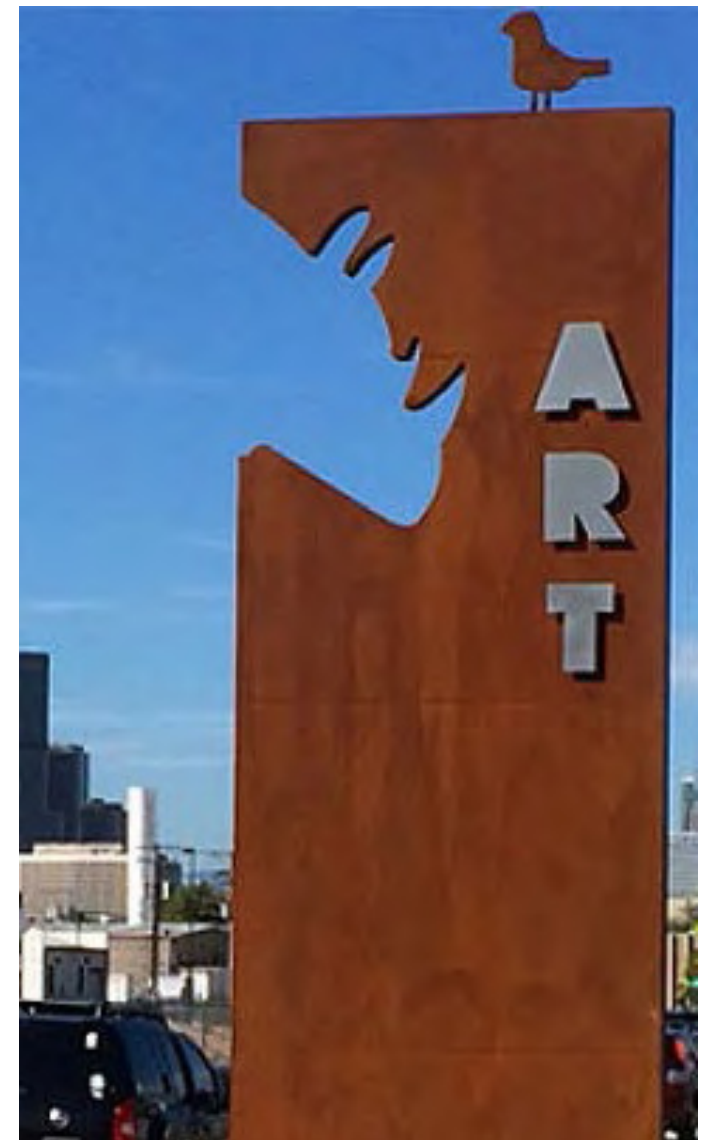
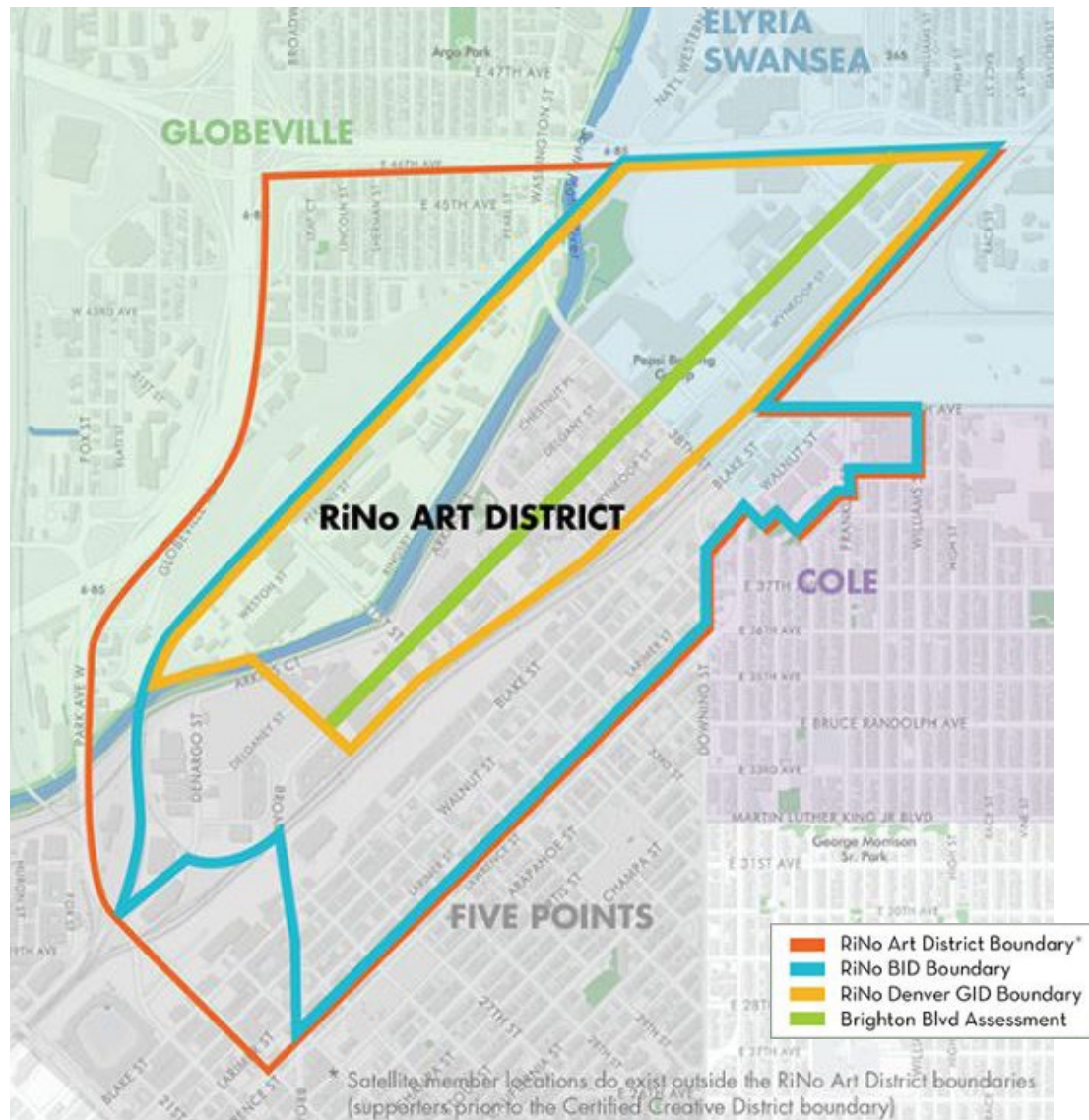


POPULATION

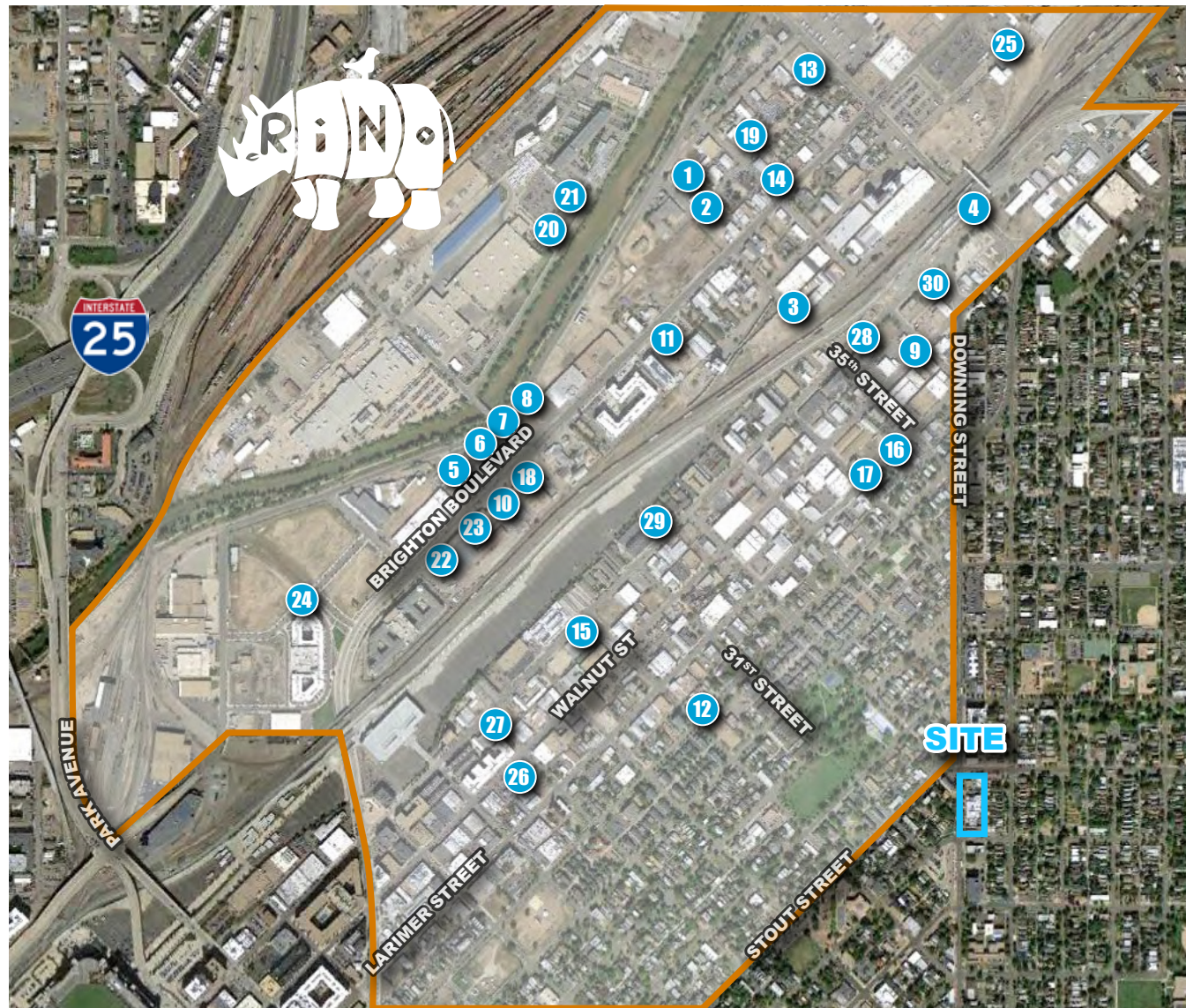
1 Mile	28,394
3 Mile	192,670
5 Mile	436,643



AREA OVERVIEW



AREA OVERVIEW



- 1 RiNo Park
- 2 Catalyst Health Tech Innovation
- 3 Gauge
- 4 Stride
- 5 Industry RiNo Station
- 6 Watershed (Proposed)
- 7 Lynd Development
- 8 Alliance Development
- 9 The Hub | North (Proposed)
- 10 Vario (Proposed)
- 11 The Source Hotel & Market Hall
- 12 Enterprise Denver
- 13 Blue Moon Brewery & Entertainment District
- 14 Red Truck Beer Tap Room (Proposed)
- 15 Modera River North Arts
- 16 Link 35
- 17 Larimer Row
- 18 Broadstone RiNo
- 19 The Current, River North (Proposed)
- 20 Drive 2
- 21 Freight Residences
- 22 Marq at RiNo
- 23 City Gate Apartments
- 24 WeWork at Junction 23
- 25 North Wynkoop (Proposed)
- 26 Hartley Flats
- 27 Blake 27
- 28 T3 RiNo (Proposed)
- 29 Factory Flats
- 30 World Trade Center (Proposed)



For More Information, Please Contact



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