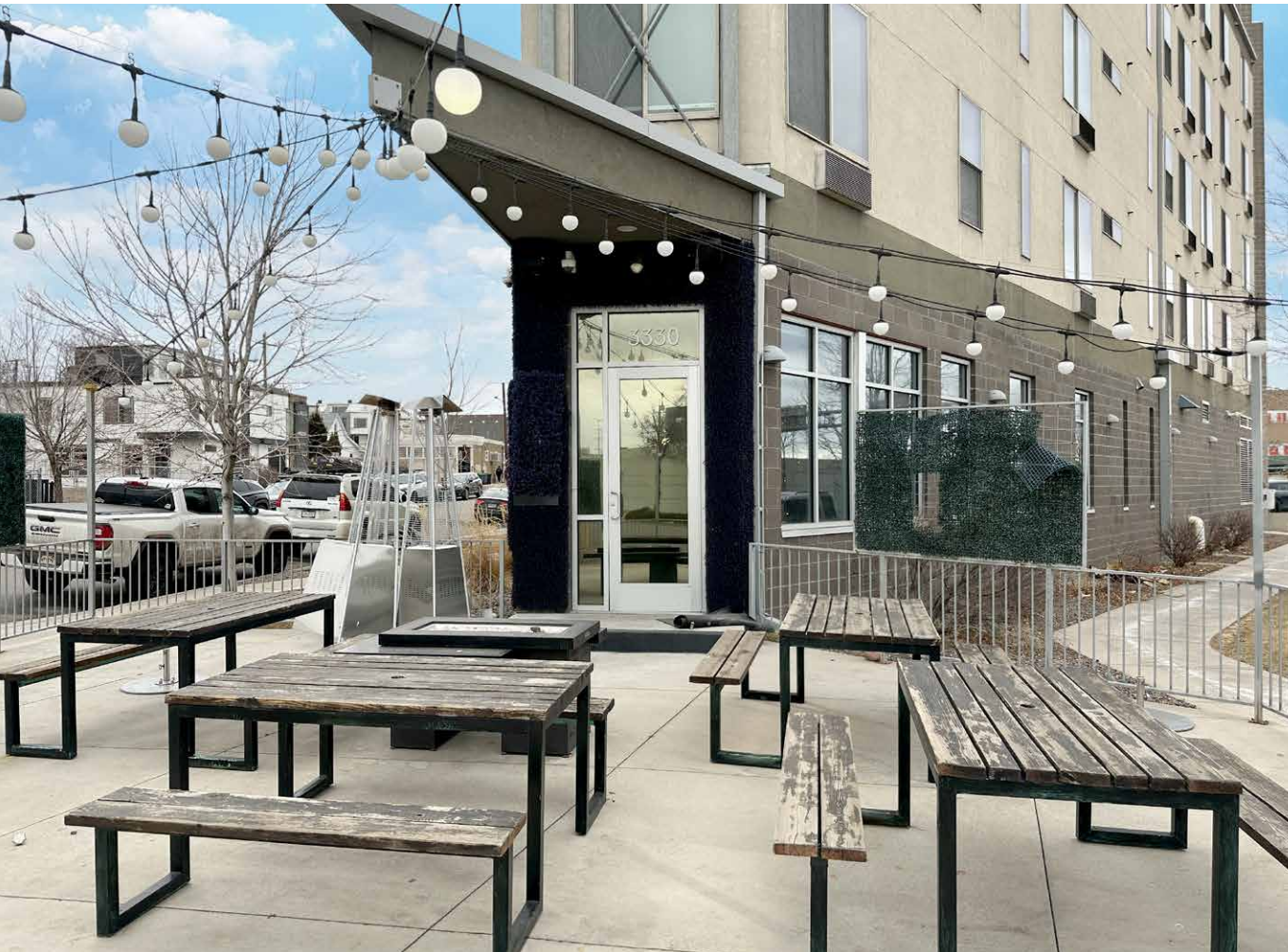




ZALL
COMMERCIAL
REAL ESTATE

The Comma LoHi | Ground Floor Retail

3330 Mariposa Street, Denver, CO 80211



Turnkey Cafe/Bar Space For Lease

1,250 SF + 450 SF PATIO

- Ground floor of 20 boutique apartments
- Located in highly desirable LoHi neighborhood
- Turnkey build-out with plumbing, existing refrigeration, and all equipment included
- Two restrooms
- Back-of-house storage area including plumbing, refrigeration, and ice maker
- Efficient bar and service layout
- Steps from major residential density with strong pedestrian traffic

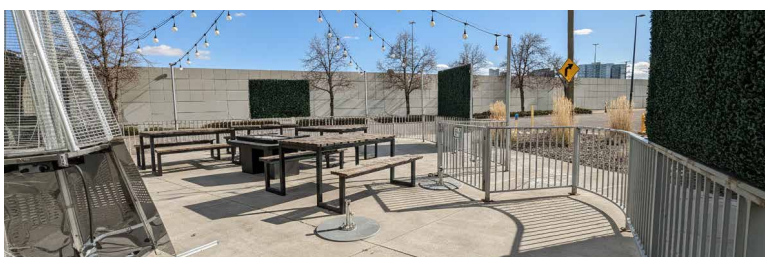
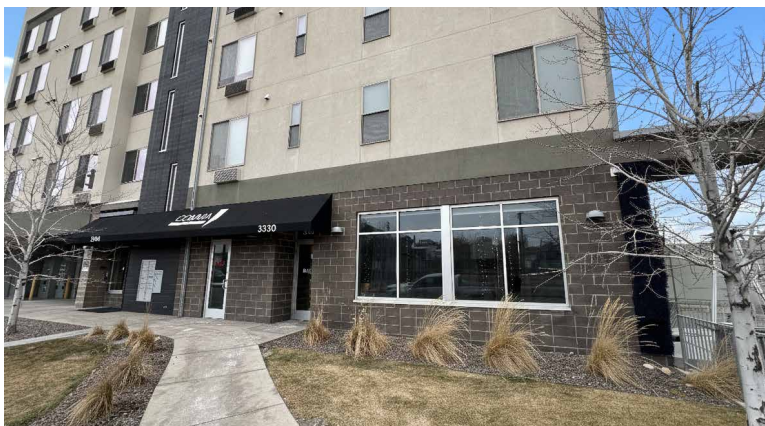
For leasing information, contact

Greg Nevins
gnevins@zallcompany.com
602.320.5509

Logan Schenk
lschenk@zallcompany.com
303.828.6044

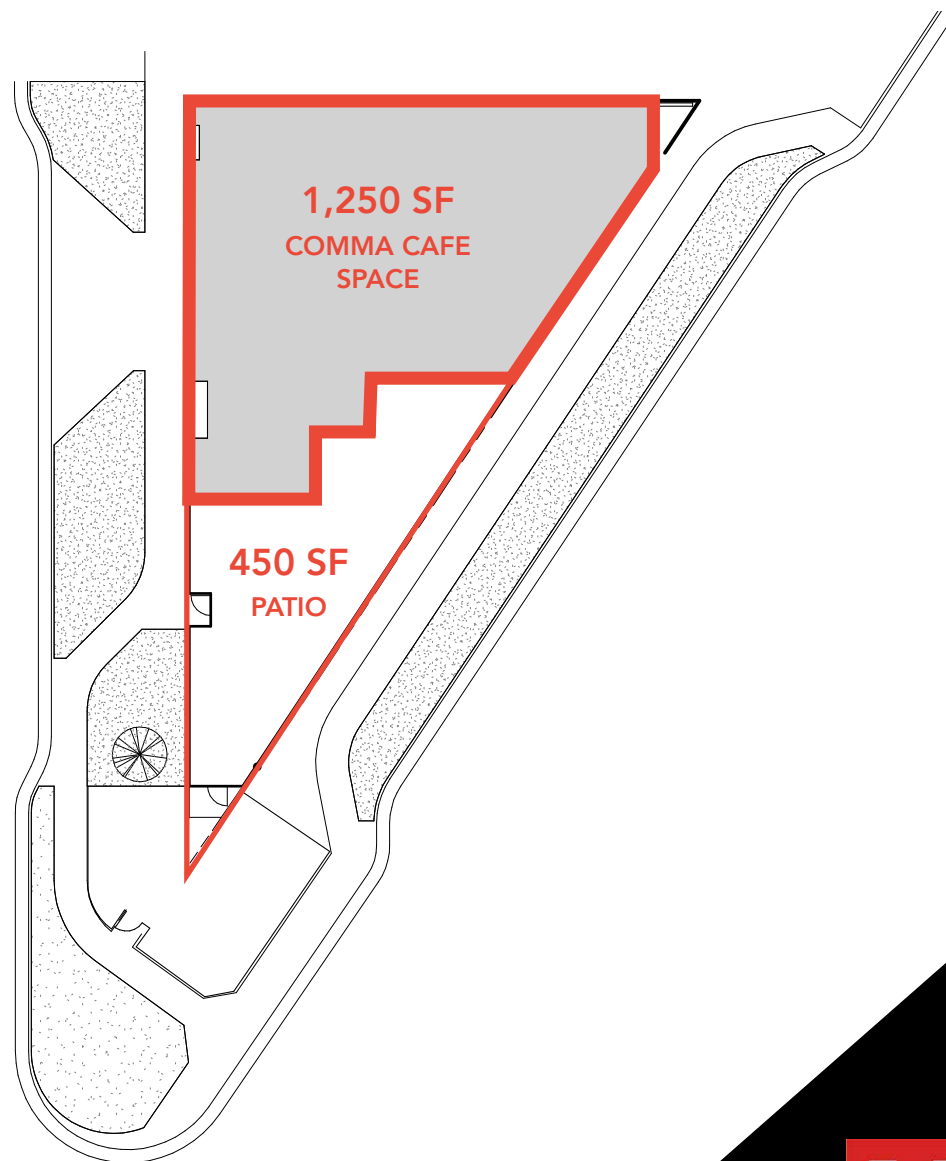
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 Adjacent Residential



Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	39,562	208,394	450,674
Median Age	33.9	35.2	36.5
Households	22,271	108,585	213,619
Avg. HH Income	\$128,754	\$113,427	\$108,795

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