

## 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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

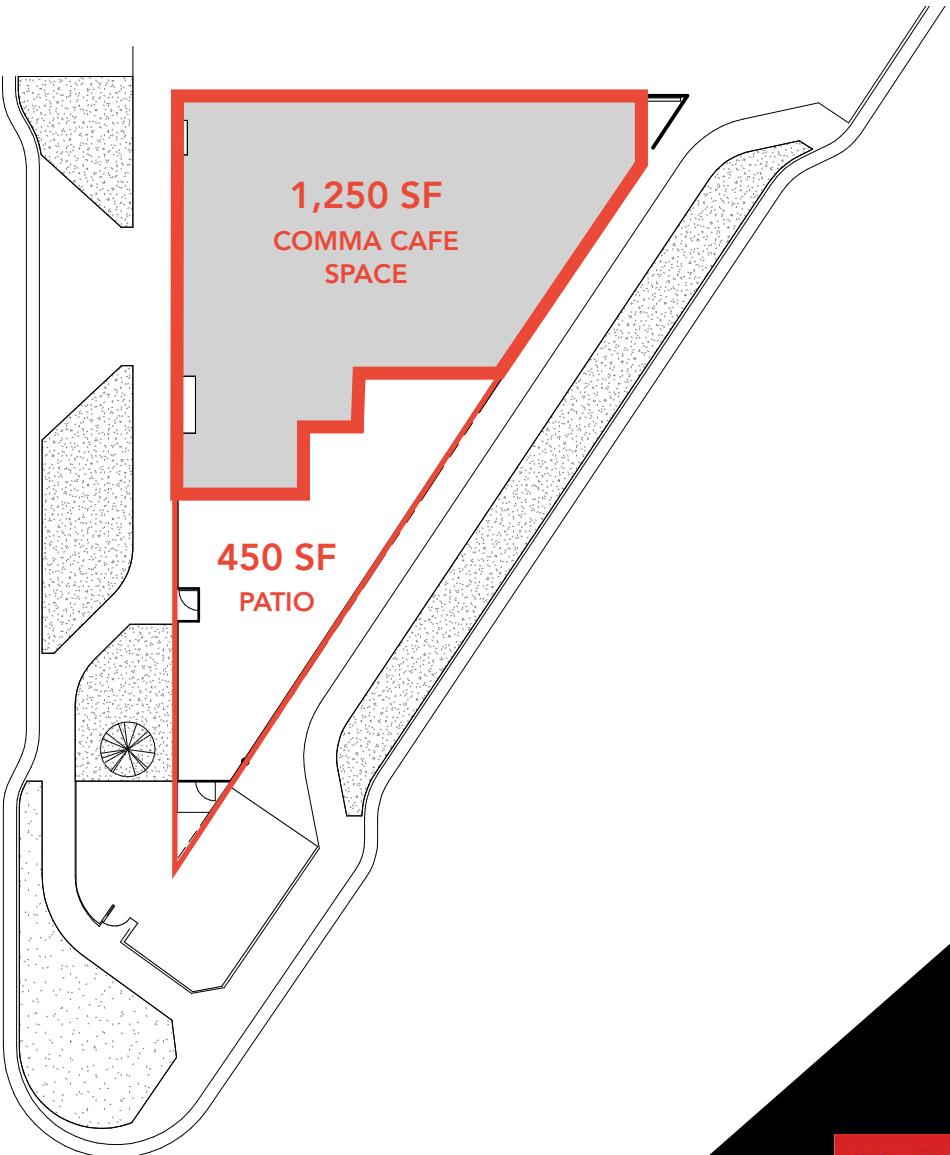
**ZALL COMPANY**

2946 Larimer Street  
Denver, CO 80205  
[zallcompany.com](http://zallcompany.com)



## The Comma LoHi | Ground Floor Retail

3330 Mariposa Street, Denver, CO 80211



**For leasing information, contact**

**Greg Nevins**

gnevins@zallcompany.com  
602.320.5509

**Logan Schenk**

lschenk@zallcompany.com  
303.828.6044

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



[zallcompany.com](http://zallcompany.com)

# The Comma LoHi | Ground Floor Retail

3330 Mariposa Street, Denver, CO 80211

 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

For leasing information, contact

**Greg Nevins**

gnevins@zallcompany.com  
602.320.5509

**Logan Schenk**

lschenk@zallcompany.com  
303.828.6044

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



[zallcompany.com](http://zallcompany.com)