

LOHI RETAIL FOR LEASE



One Unit Remaining!

2563 15TH STREET

Denver, CO 80211

899 SF | 1st Floor Unit 102



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PROPERTY DESCRIPTION

Henry Group proudly presents for lease The Shannon Building at 2563 15th Street in Denver's desirable LoHi neighborhood. This beautifully renovated multi-tenant commercial space shines in one of the city's most vibrant districts.

Ideal for retail storefronts, professional offices, or creative ventures, this ideal location offers the perfect blend of visibility and charm. The bustling LoHi neighborhood provides excellent foot traffic and strong demographics that business owners value.

With its appealing presence and strategic positioning, The Shannon Building offers your business an outstanding opportunity in one of Denver's most popular areas—a neighborhood that consistently attracts both visitors and locals.

Your ideal commercial space awaits!

LOCATION DESCRIPTION

The Shannon Building is located in Denver's LoHi neighborhood. This area is characterized by a mix of old and new architecture and is home to some of the city's most innovative restaurants and bars, boutiques, wine shops and bookstores. This popular neighborhood is a mecca for pedestrians looking for bars, restaurants, shops and incredible view of the Highland Bridge and downtown Denver.

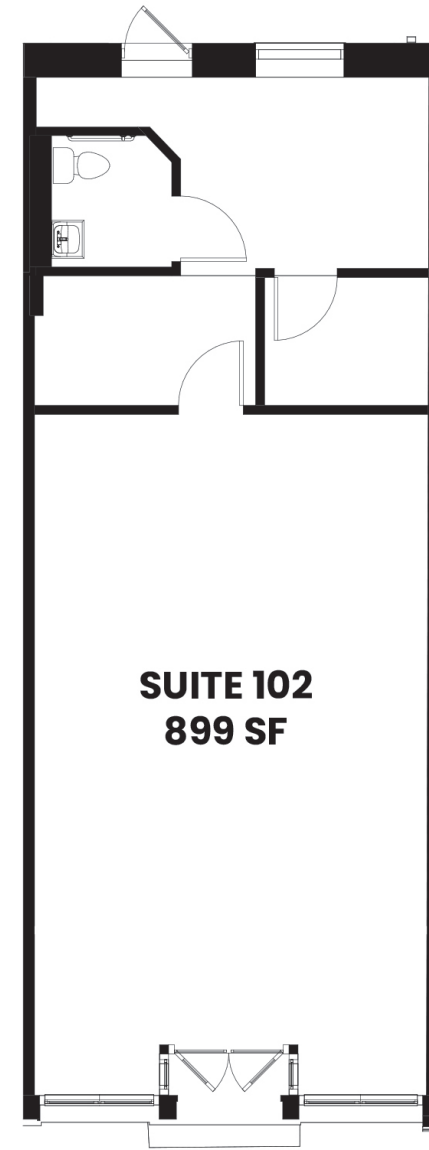
PROPERTY HIGHLIGHTS

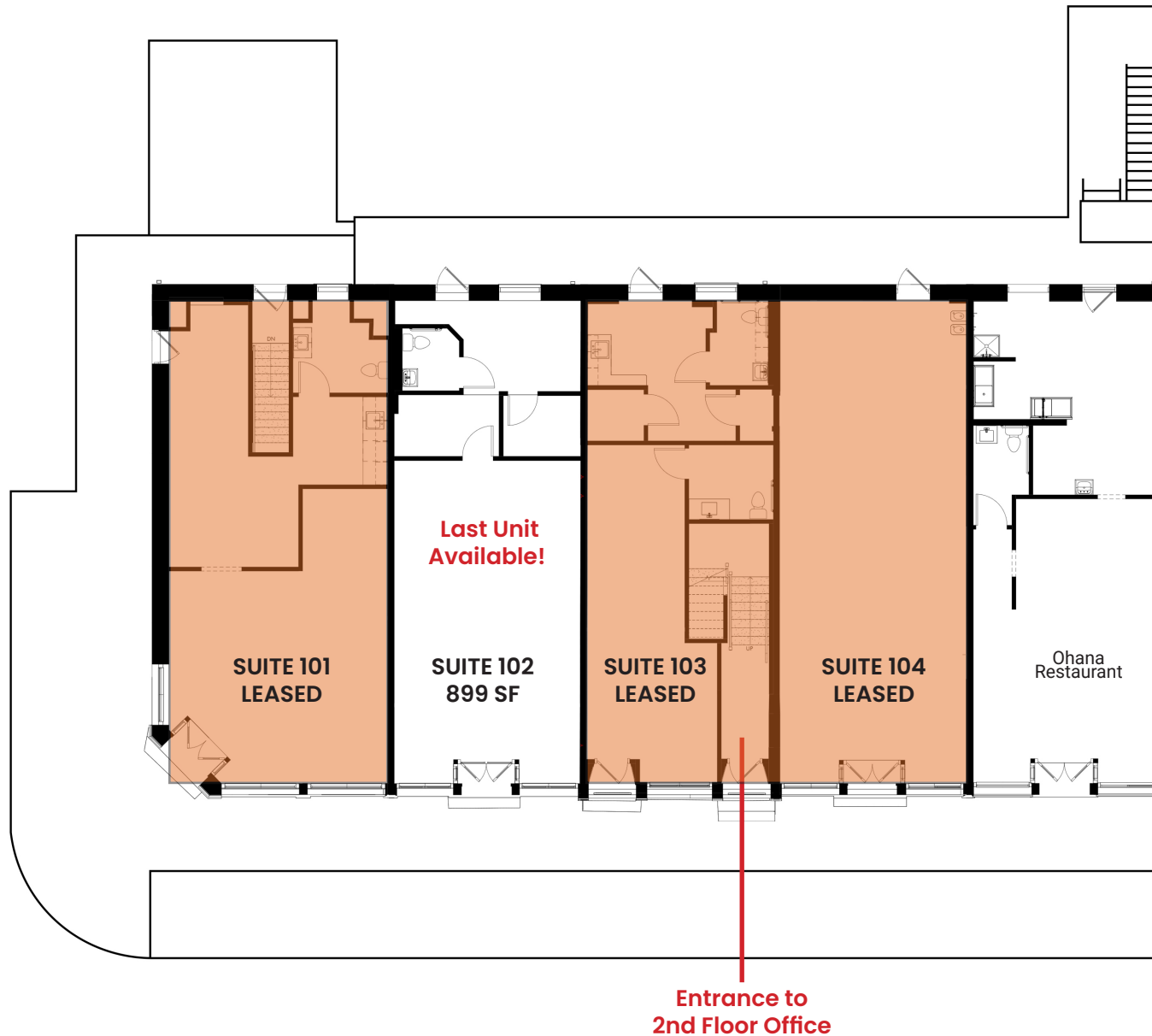
- Renovated multi-tenant commercial buildings with only one (1) remaining retail suite at street level spaces. Parking available for tenants to rent on a monthly basis.
- Vibrant location with a Walker's Paradise score of 96, just minutes from downtown Denver and Union Station.
- Easy access off Interstate I-25 for tenants, employees and customers.



Available Space	Suite 102
SF Available	899 SF
Lease Rate	\$3,000/month + \$12/SF NNN's
	NNN's include gas, water, waste water, sewer and internet
Address	2563 15th St Denver, CO 80211
Building SF	11,046 SF
Lot Size	20,000 SF
Zoning	U-MS-3

SUITE 102 PHOTO & FLOORPLAN







Tenant/Customer
Parking Area

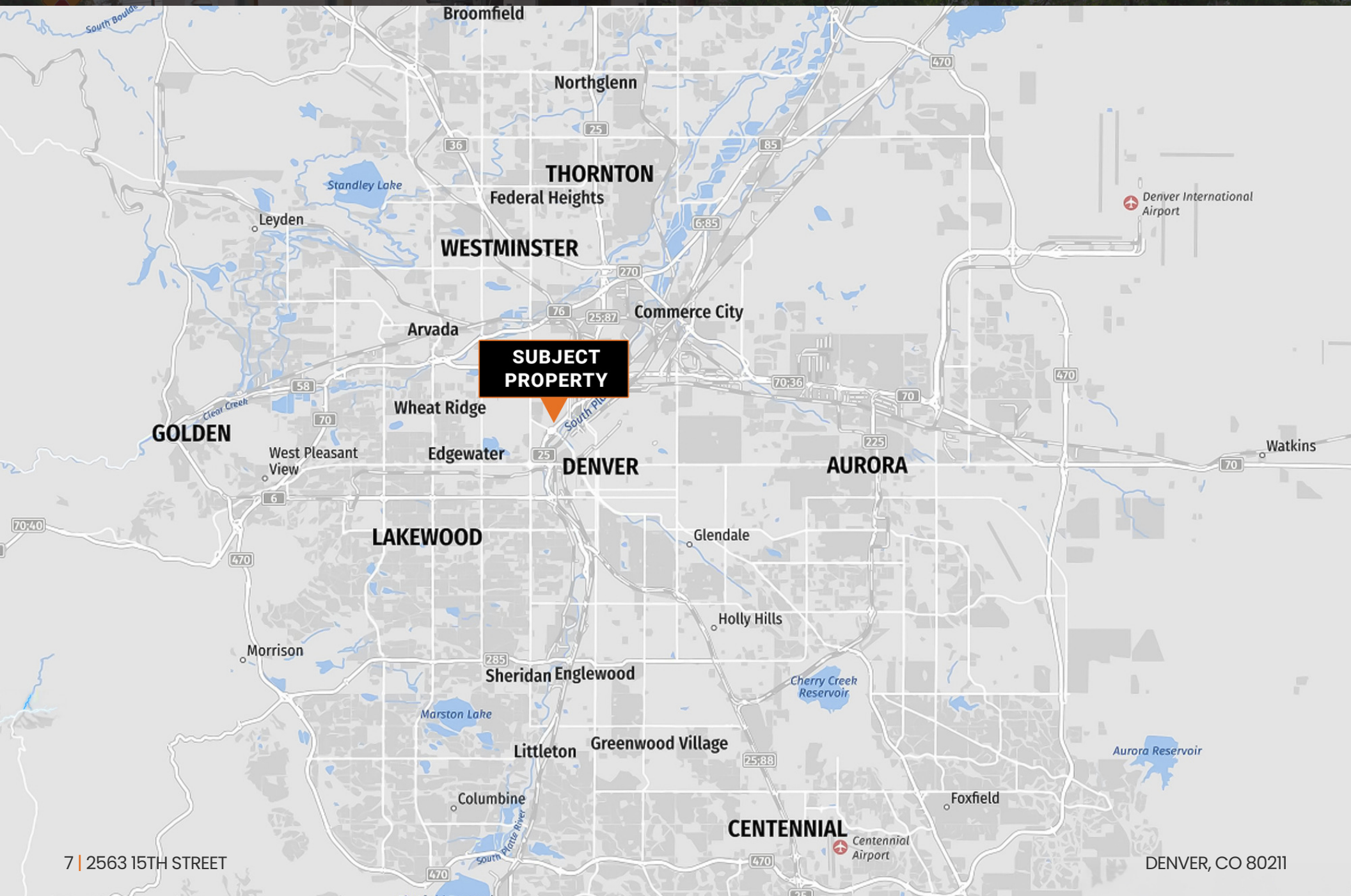
2563 15TH STREET

DENVER, CO 80211





LOCATION MAP



7 | 2563 15TH STREET

DENVER, CO 80211



Select LoHi Restaurants



AVANTI
FOOD & BEVERAGE



LINGER



PROST BREWING
COMPANY



EL FIVE



ALMA FONDA
FINA



POSTINO
LOHI



MIZU IZAKAYA



ASH'KARA

SUBJECT
PROPERTY

W 38TH AVE



RINO
NEIGHBORHOOD



COORS FIELD



UNION
STATION



BALL ARENA

LODO
NEIGHBORHOOD

CENTRAL BUSINESS
DISTRICT



EMPOWER FIELD
AT MILE HIGH



COLORADO
CONVENTION CENTER

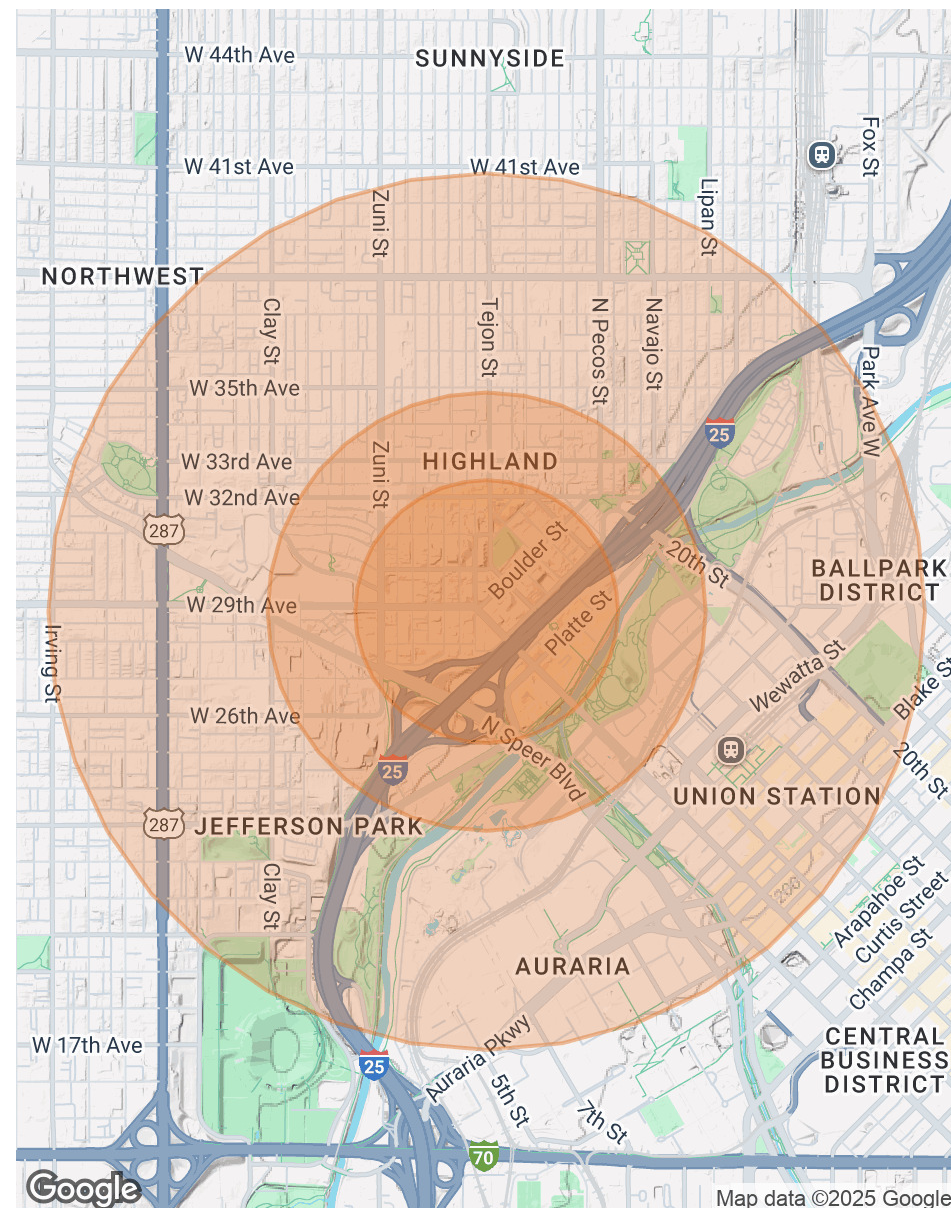
E COLFAX AVE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,174	11,233	35,025
Average Age	34	36	37
Average Age (Male)	35	37	37
Average Age (Female)	33	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,034	6,777	20,614
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$148,090	\$153,607	\$154,235
Average House Value	\$806,794	\$970,573	\$895,826

* Demographic data derived from 2020 ACS - US Census



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