

1,029 SF RETAIL FOR LEASE

Lease Rate: \$35.00/SF MG



931 Santa Fe Dr, Denver, CO 80204

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Property Highlights

- » 1,029 SF storefront retail space in the heart of Denver's renowned Santa Fe Art District.
- » Ideal for gallery, boutique retail, showroom, wellness, design studio, or other creative retail users seeking a vibrant destination.
- » Prime Santa Fe Drive frontage with outstanding visibility, signage opportunities, and consistent vehicle and pedestrian traffic.
- » Walkable urban location surrounded by art galleries, restaurants, coffee shops, boutiques, and creative businesses, with a Walk Score of 92.
- » Benefit from monthly First Friday Art Walks, drawing thousands of visitors and creating exceptional exposure for retailers throughout the year.
- » Convenient access to Downtown Denver, I-25, and 6th Avenue, providing excellent regional connectivity for customers and employees.
- » Modern mixed-use building with shared restrooms dedicated on-site parking, a rare amenity in one of Denver's most sought-after urban retail corridors.

Property Details

Building Type	Mixed Use Retail
Unit Size	1,029 SF
Lease Term	3+ Years (Negotiable)
Parking	1 Reserved Space Ample Street Parking
Ceiling Height	10'-12'
Signage	Building and Storefront

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1.4 MILES TO
DOWNTOWN DENVER

RENEGADE
BREWING

access
gallery



931 SANTA FE DRIVE

SWIFT'S
BREAKFAST HOUSE

910ARTS

SANTA FE DRIVE

WEST 9TH AVENUE

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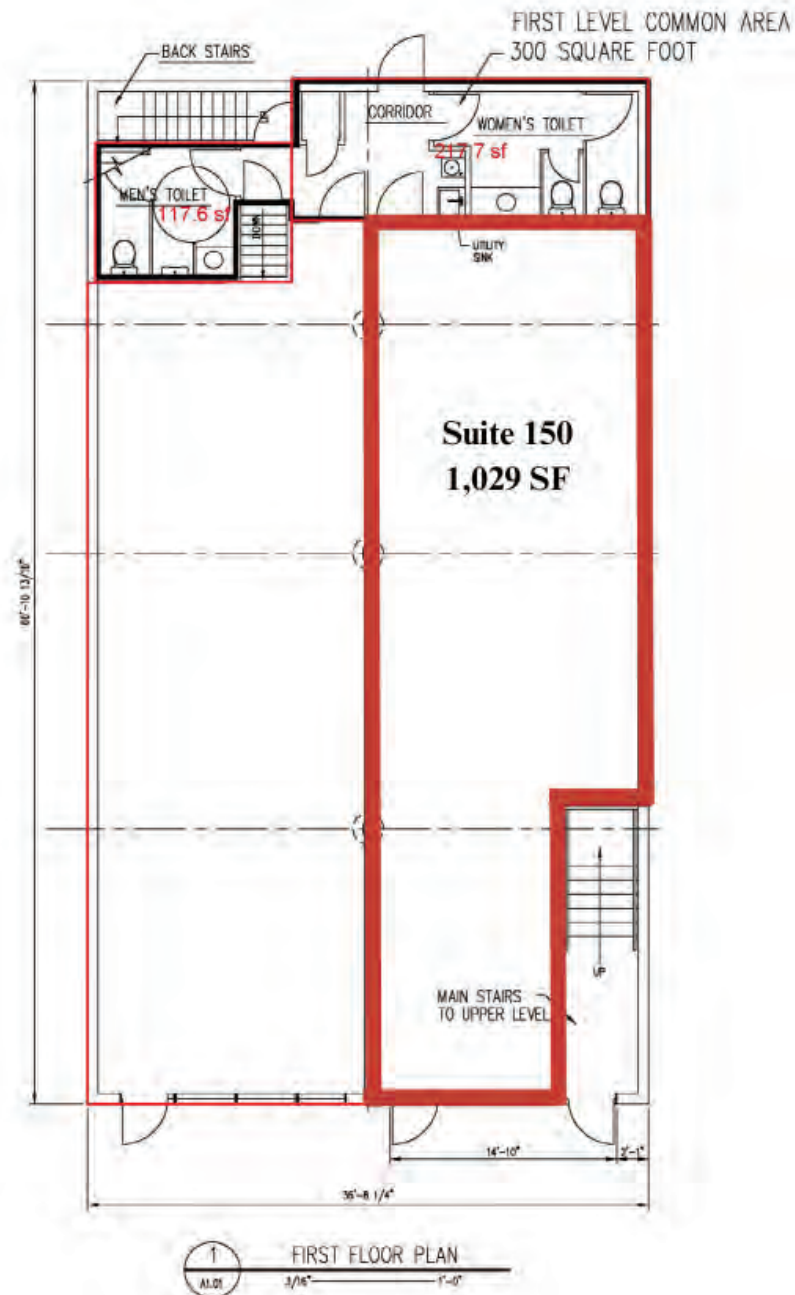


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Floorplan



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Santa Fe Art District

Denver's Art District on Santa Fe is a vibrant cultural corridor recognized for its strong creative identity, historic character and diverse mix of local businesses. Centered along Santa Fe Drive just south of Downtown Denver, the neighborhood brings together art galleries, working studios, performance venues, restaurants, specialty retailers and independent businesses within one of the city's most distinctive urban districts. Longstanding cultural institutions, colorful public art and the area's deep Latino heritage contribute to an authentic sense of place that continues to attract residents, visitors, artists and entrepreneurs.

The district is especially active during its monthly First Friday Art Walks, when galleries, studios, shops and restaurants open their doors to large crowds from across the Denver metro area. Murals, historic storefronts and a walkable concentration of destinations create an energetic street environment that supports strong visibility and steady activity throughout the year. The surrounding neighborhood also benefits from continued residential development and reinvestment, bringing additional customers and daytime population to the corridor.

With convenient access to Downtown Denver, the 10th & Osage light rail station and major transportation routes, the Santa Fe Art District offers businesses a highly connected location with a recognizable identity. Its combination of cultural amenities, neighborhood character and ongoing growth makes the area an appealing destination for retailers, restaurants, creative users and service-oriented businesses seeking a prominent presence in central Denver.



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Demographics

Population	1 Mile	5 Miles	10 Miles
Population (2020)	23,384	523,881	1,452,866
Population (2025)	26,304	540,266	1,480,068
Annual Growth (2020-2025)	2.5%	0.6%	0.4%
Households	1 Mile	5 Miles	10 Miles
Total Households (2020)	13,303	244,784	618,420
Total Households (2025)	14,877	252,728	630,811
Annual Growth (2020-2025)	2.9%	1.9%	1.6%
Median Household Income	\$90,871	\$97,481	\$90,306
Business and Employment	1 Mile	5 Miles	10 Miles
Total Employees	57,884	376,967	846,534



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Meet the Broker



TYLER BRAY

Partner

Tyler Bray is a Partner at Malman Real Estate, bringing more than 20 years of experience in commercial real estate sales and leasing. He specializes in retail, investment sales and land transactions, with deep expertise representing both landlords and tenants across a wide range of deal sizes and market conditions.

Prior to joining Malman Real Estate, Tyler spent 18 years at Cushman & Wakefield, where he was a top-performing broker focused on agency sales and leasing as well as site selection for local, regional, and national clients. His background includes advising developers, investors, and occupiers on strategic real estate decisions with an emphasis on long-term value.

Tyler is known for his results-driven approach and his commitment to building lasting client relationships. He places a strong emphasis on clear communication and thoughtful execution, ensuring clients feel informed and confident at every stage of the transaction. His market knowledge, responsiveness, and steady guidance have made him a trusted advisor throughout the Denver metro area and beyond.



NICK YOCKEY

Broker Associate

Nick Yockey is a Broker Associate at Malman Real Estate. Active in the Colorado commercial real estate market since 2016, Nick brings extensive experience through his background in leasing, acquisitions, development, and investment sales, having previously worked with Zeppelin Development and Resolute Investments.

Nick specializes in industrial, retail, office, and specialty asset types, providing comprehensive services for landlords, tenants, buyers, and sellers. He is known for his relationship-driven approach, combining deep market knowledge with a commitment to delivering the best possible service for every client.

Nick holds a degree in Business Administration with a minor in Psychology from McDaniel College in Maryland, where he was a four-year member of the NCAA basketball team. His teamwork mindset, professionalism, and dedication to client success make him a trusted advisor across the Denver commercial real estate market.

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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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For more information:

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