

Turnkey Coffee Shop/Retail | Available Q3

RETAIL PROPERTY FOR LEASE
300 S LOGAN STREET, SUITE 101, DENVER, CO 80209



HENRY GROUP
REAL ESTATE

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OFFERING SUMMARY

Prime Corner Retail Opportunity in West Washington Park

Step into one of Denver's most dynamic lifestyle districts with this charismatic corner retail space at **300 S Logan Street** – the current home of The Molecule Effect Coffee and Cocktail Bar.

Located at the high-visibility intersection of **Logan Street** and **Alameda Avenue**, this 1,742-square-foot storefront sits at the crossroads of **West Washington Park, the Baker District, and South Broadway**, just minutes from downtown and I-25/Broadway Station. With a walkable, bike-friendly location and strong neighborhood demographics, this is an ideal setting for boutique retail, specialty service, or a non-ventilated food and beverage concept.

Please do not disturb the tenant! Contact broker for details.

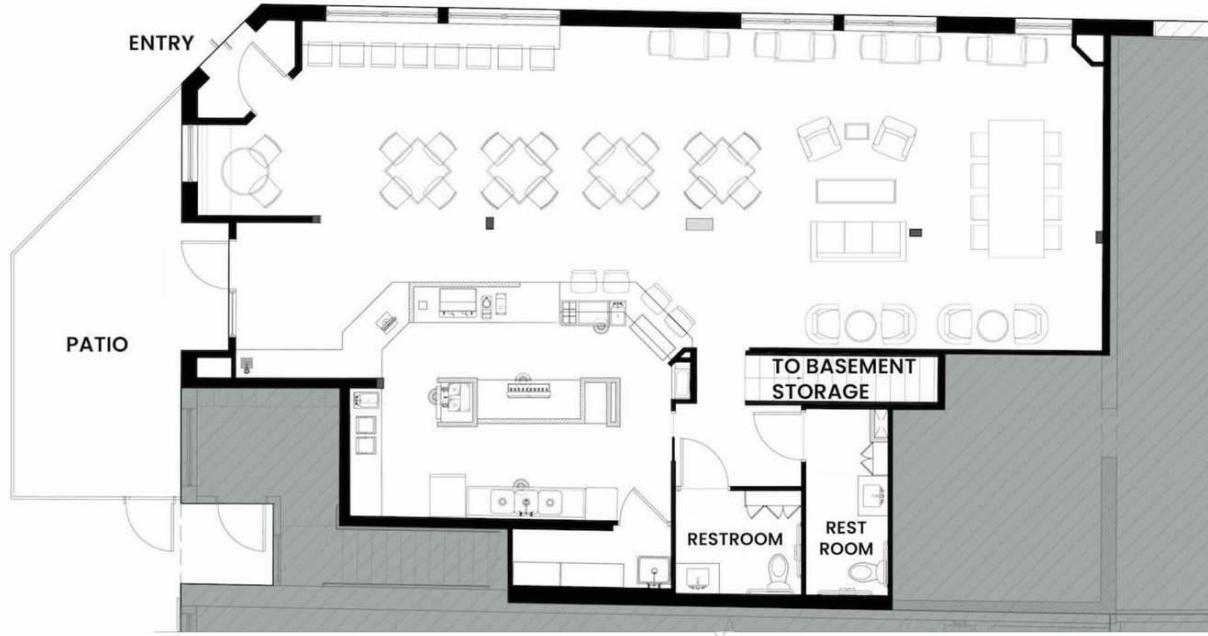
HIGHLIGHTS

- **1,742 SF** of flexible retail or creative service space
- **Iconic corner location** with large storefront windows and excellent signage
- **Sunny front patio** for outdoor seating or product displays
- **Built-in bar and service counter**, ideal for coffee or retail-bar hybrid concepts
- High ceilings, polished concrete floors, and abundant natural light
- Flexible interior layout with multiple seating areas, back-of-house prep zone, and ADA restrooms
- **Bonus 700+ SF basement for office and storage** (not included in lease rate)
- **FF&E available – inquire with listing broker**

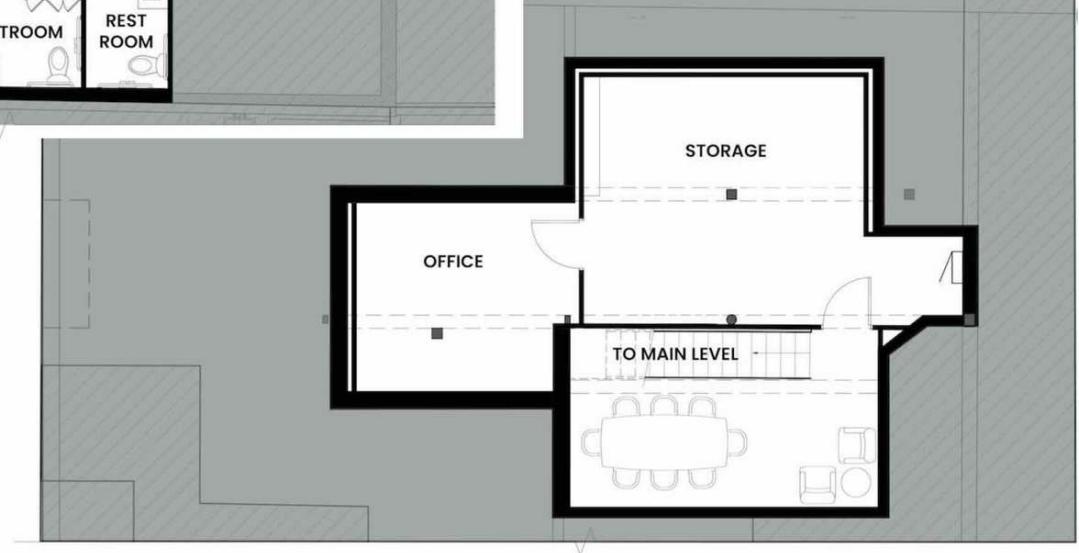


Property Address	300 S Logan St, Denver, CO 80209
Available Suite	101
Available Space	1,742 SF
Lease Rate	\$40/SF/NNN \$12.00/SF NNN's
Availability	Q3 2025
Lease Term	Negotiable
Building Size	18,257 SF
Lot Size	15,586 SF
Year Built/Renovated	1900/2018
Zoning	U-MS-2



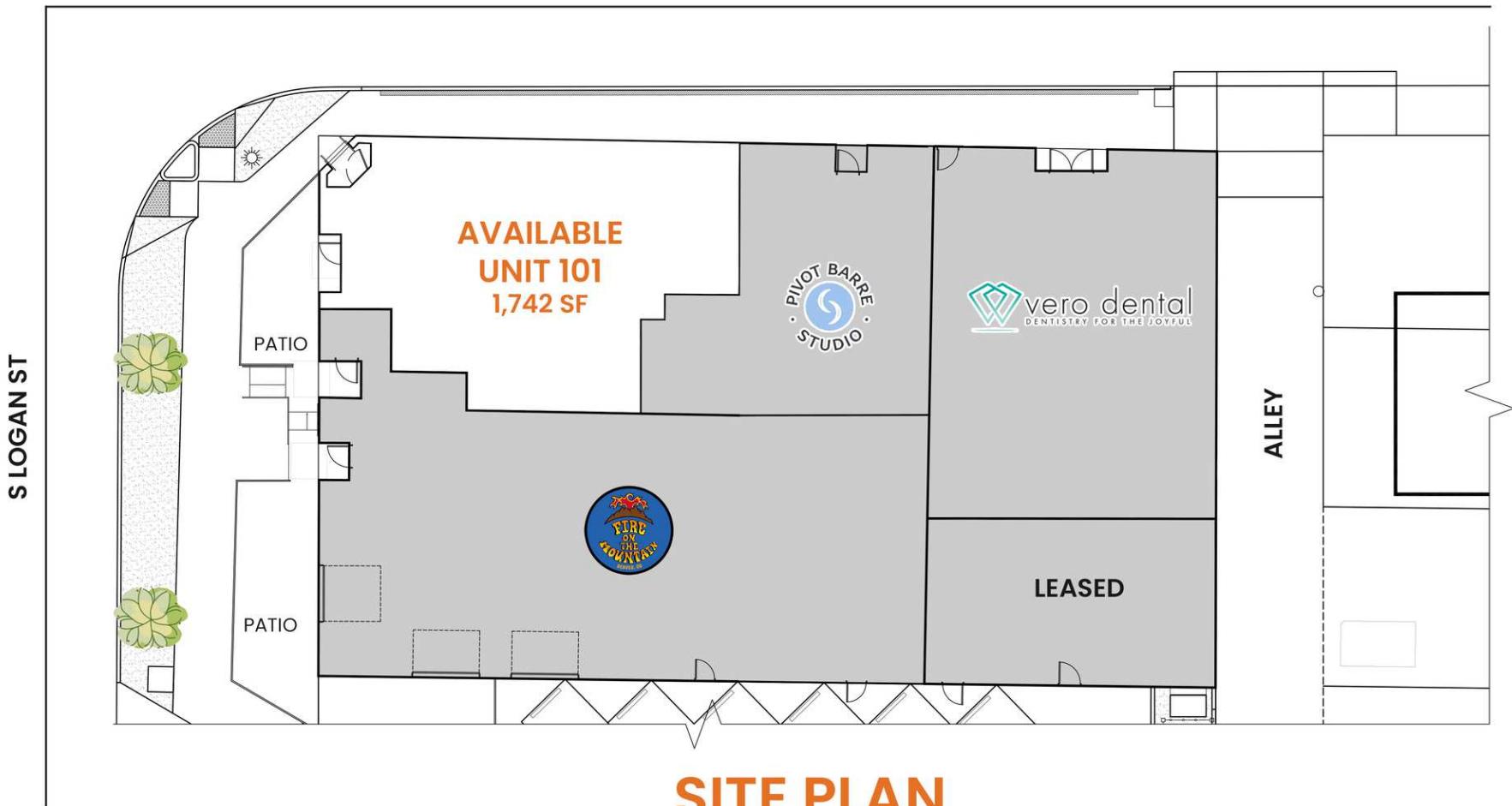


MAIN LEVEL FLOOR PLAN
1,742 SF - \$40/SF/YR NNN



BONUS BASEMENT OFFICE/STORAGE
700+ SF - NO COST TO TENANT

E ALAMEDA AVE

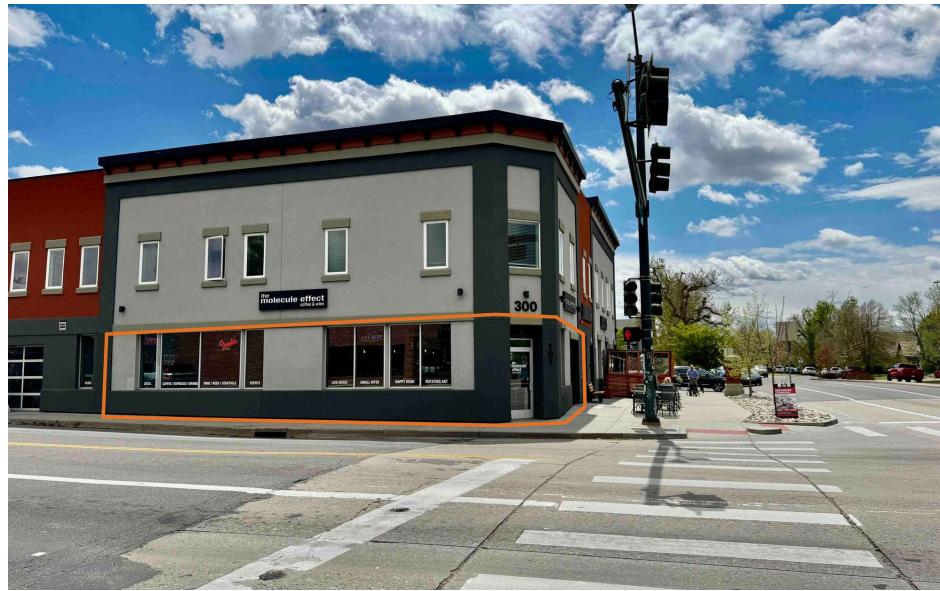




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AREA MAP

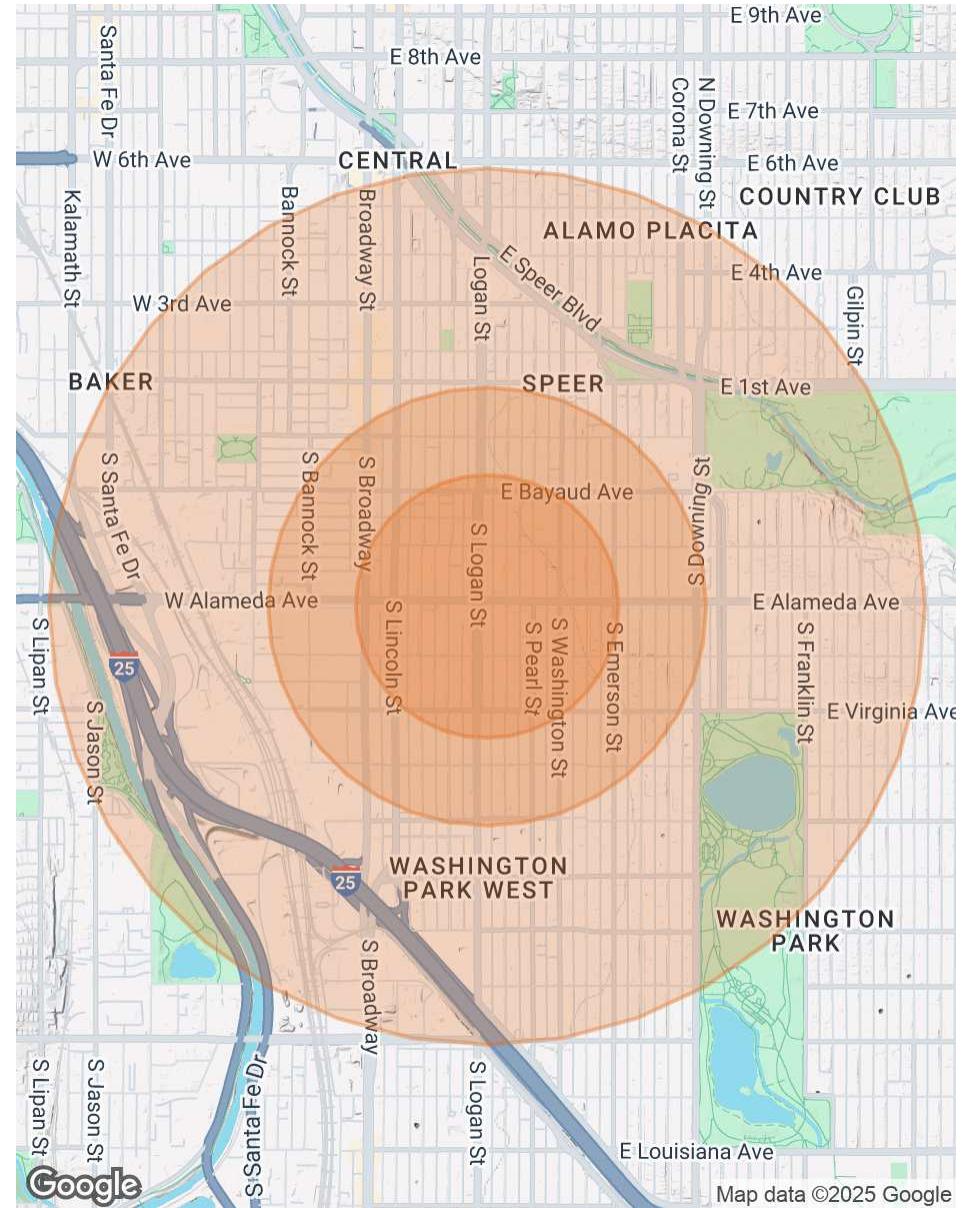




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,105	8,761	28,702
Average Age	38	37	39
Average Age (Male)	38	38	39
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,170	5,146	16,409
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$120,089	\$123,948	\$145,032
Average House Value	\$865,236	\$838,420	\$900,573

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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