

Retail For Lease

3934 W. 32nd Avenue
Denver, Colorado



For more information:

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Demographics

	1 Mile	3 Mile	5 Mile
Population	24,657	167,617	458,049
Total Households	12,595	74,864	207,204
Average Household Income	\$112,496	\$84,035	\$80,349
Total Employees	6,604	166,346	314,579

*Source: LandVision

1400 Glenarm Place, Suite 100
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For Lease

Prime West Highlands
Neighborhood Retail



3934 W. 32nd Avenue

Denver, Colorado 80212

Property Overview

- 2,125 SF restaurant space with transferable H&R/Cabaret liquor license available for lease
- Prime, walkable location on 32nd Ave in highly sought-after Highlands neighborhood
- Join award winning Blue Pan Pizza and Troy Guard's FnG in one of Denver's top dining destinations
- Shell condition space has a grease trap in place, roll-up garage doors, and basement prep area
- Recently completed exterior & common area improvements
- Ranked Very Walkable with a Walk Score of 81

Lease Rate: \$38.00/SF NNN

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Property Facts

Available SF:	2,125 SF
Building SF:	8,197 SF
Year Built / Renov.:	1912 / 2017
NNN Est. Expenses:	\$11.00/SF

Percentage rent above a natural breakpoint

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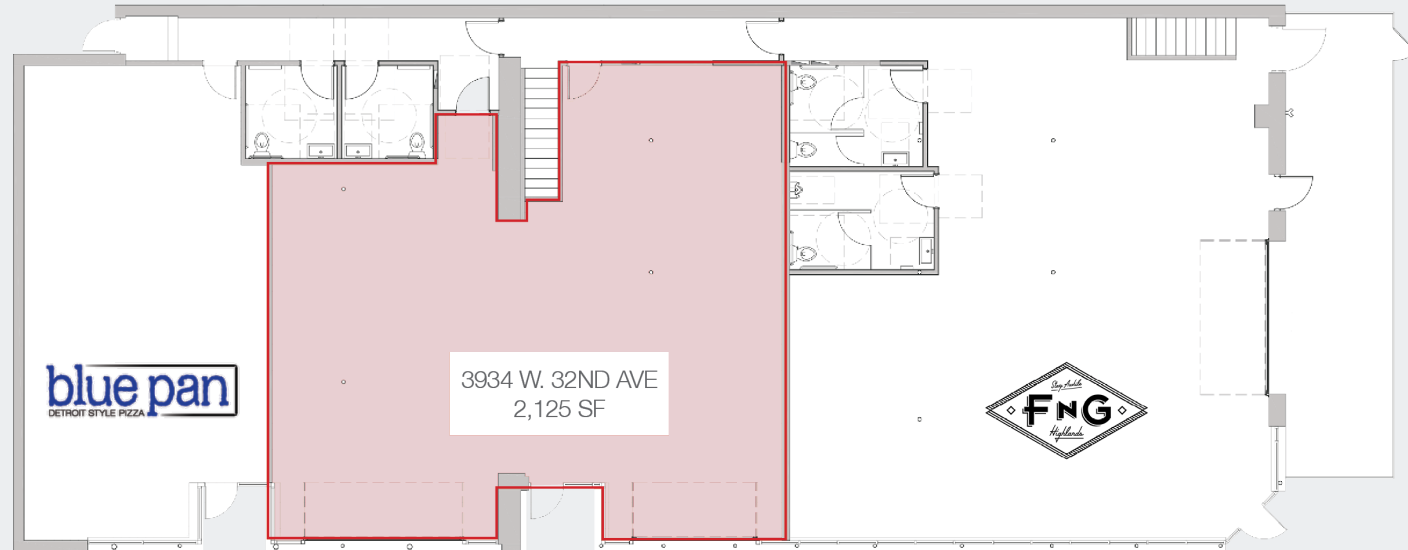
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Main Level



Basement

