



23rd Avenue & Oneida Street

Denver, Colorado 80207

Oneida Park spans an entire city block on both sides of the pedestrian friendly Oneida Street between 22nd St. & 23rd St. in Park Hill. The project includes 8 buildings totaling 32,000 SF and offers a curated list of complementary food & retail businesses to the under-served and affluent Park Hill and Stapleton communities. Oneida Park will match the charm and the popularity of other beloved Denver neighborhood retail districts like Old South Gaylord and Old South Pearl Street.

- Enjoy the outdoor play area & event space in the central courtyard - A Denver First!
- Multi-million dollar exterior and common area makeover now complete
- Only one space left - Join Little Man Ice Cream, Esters Neighborhood Pub, Torpedo Coffee, Park Hill Vet, The Local Butcher, Beauty Bee Salon, Flex Yoga + Barre, and many others!
- Weekly Park Hill Farm & Flea Market starting Summer 2019
- Ample on and off-street parking
- Visit www.OneidaPark.com for more information or #oneidapark on Instagram

Contact Broker for Lease Rates

For more information:

Todd Snyder

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ONEIDA PARK

PARK HILL + DENVER

Retail For Lease
23rd Ave & Oneida St
Denver, Colorado



Available Suites

*2230 Oneida 2,400 SF Free-standing building

*Perfect for fitness concept or restaurant with 1,100 SF outdoor area

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Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|-----------|----------|
| Population | 21,522 | 157,719 | 452,508 |
| Households | 9,308 | 65,090 | 207,762 |
| Average Household Income | \$110,291 | \$109,570 | \$91,148 |
| Employee Population | 11,143 | 59,874 | 299,293 |

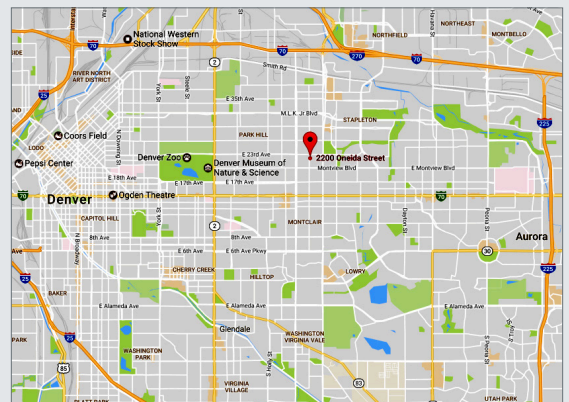
*Source: LandVision

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