

Retail Space for Lease

262-264 S DOWNING STREET, DENVER, CO 80209

AVAILABLE JUNE 1, 2024



Overview

Hoff & Leigh is excited to present this desirable retail space located at 262-264 S. Downing Street on the corner of Alameda and Downing Street in Denver. Positioned in the same center as Origins Sports Bar and Mecca Grill, these vacant units were formerly a hair salon and each have an open retail area, 1 private restroom, kitchenette, and ample storage. Come join this lively center in the growing market of Denver!

PLEASE DO NOT DISTURB TENANT! AVAILABLE 6/1/24.

Tenant pays for their own gas, electric, and trash.

City will not approve tattoo shop. Tenant responsible for confirming allowed uses with the city.

262 S. Downing: 375 SF x \$29/SF/YR + \$9.20/SF/YR NNN = \$1,200/Month: Private bathroom, kitchenette, storage closet

264 S. Downing: 1,058 SF x \$29/SF/YR + \$9.20/SF/YR NNN = \$3,370/Month: Reception area, private bathroom, storage

Units 262-264 can be combined as one 1,433 SF unit, or leased separately.

Suite:	Size:	Lease Rate:
262	375 SF	375 SF x \$29/SF/YR + \$9.20/SF/YR NNN = \$1,200/Month
264	1,058 SF	1,058 SF x \$29/SF/YR + \$9.20/SF/YR NNN = \$3,370/Month

For more info, please text/call Lisa Langiewicz (970) 903-4198 or Michael Crawford (720) 683-0399.

Property Listing Website: <https://www.hoffleigh.com/listing/262-264-s-downing-street/>

Highlights

- Second Generation Salon
- Monument Signage
- High Foot Traffic and Traffic Count on Alameda & S. Downing
- Growing Market in Denver
- Great Tenant Mix

Property Details



Lease Rate
\$29.00 SF/YR
(+ \$9.20 PSF NNN)



Building Size
7,401 SF



Space Available
375 - 1,433 SF

Rev: February 19, 2024

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

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Lisa Langiewicz

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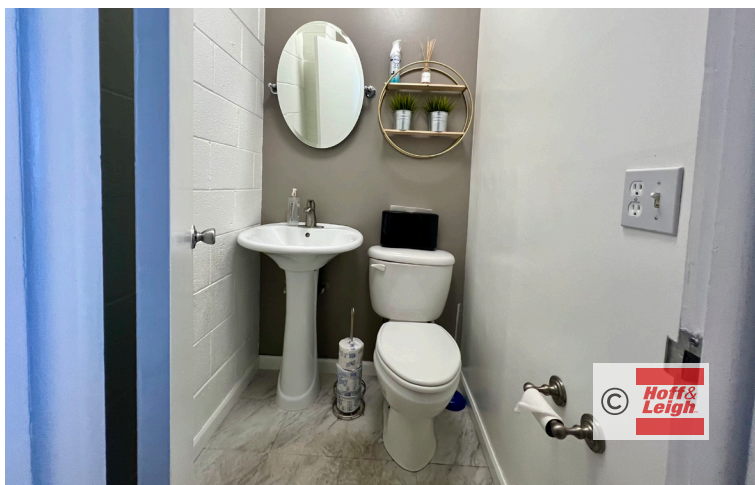
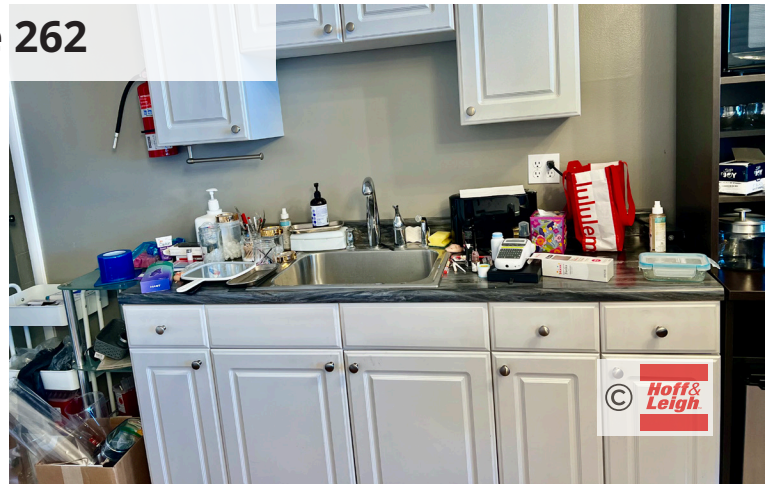
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Suite 262



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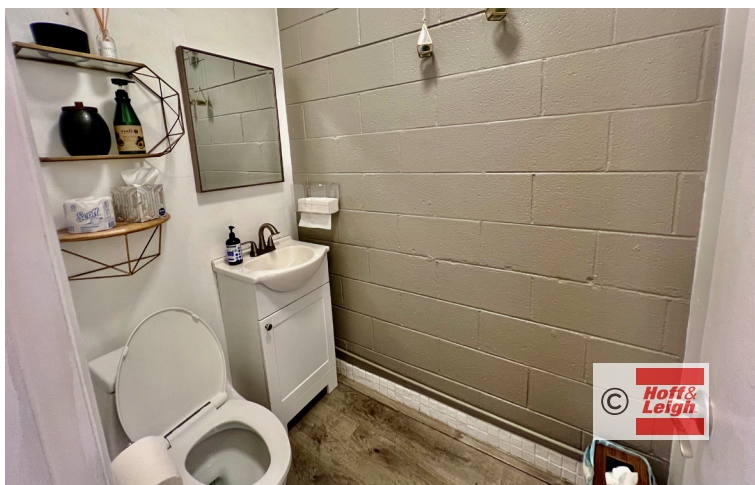
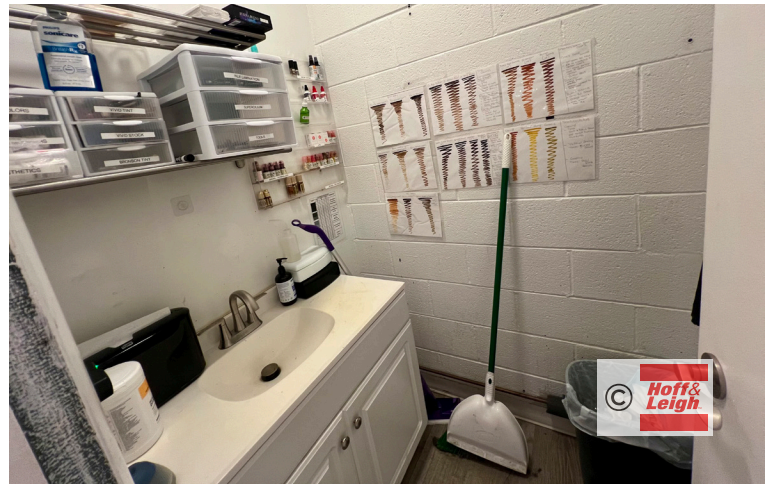
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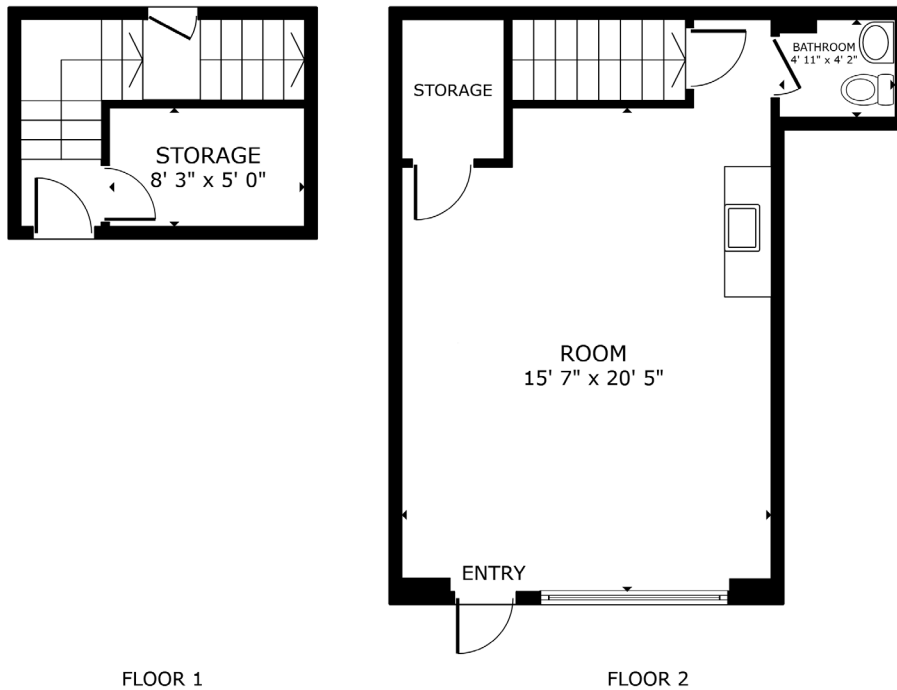
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Suite 262



Suite 264



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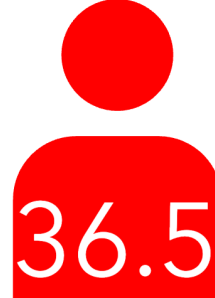
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DEMOGRAPHICS



227,143
Population



36.5
Median Age



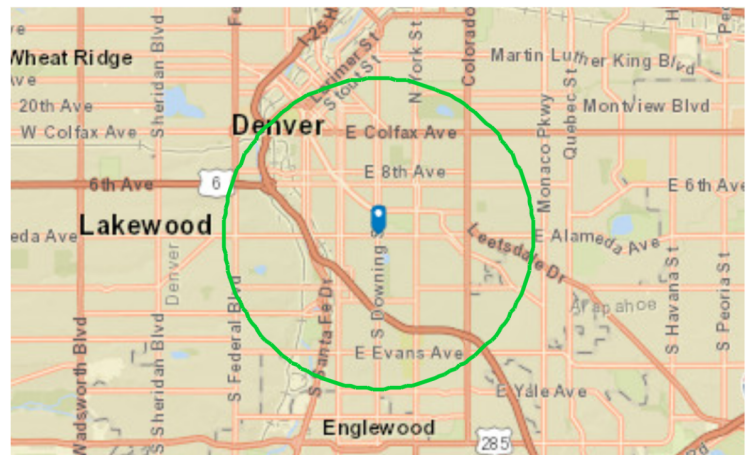
1.9
Average
Household Size



\$83,013
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
E Alameda Ave	1,158	0.0
E Alameda Ave	923	0.0
S Marion Pkwy	23,671	0.0
S Corona St	23,559	0.1
E Alameda Ave	39,753	0.1

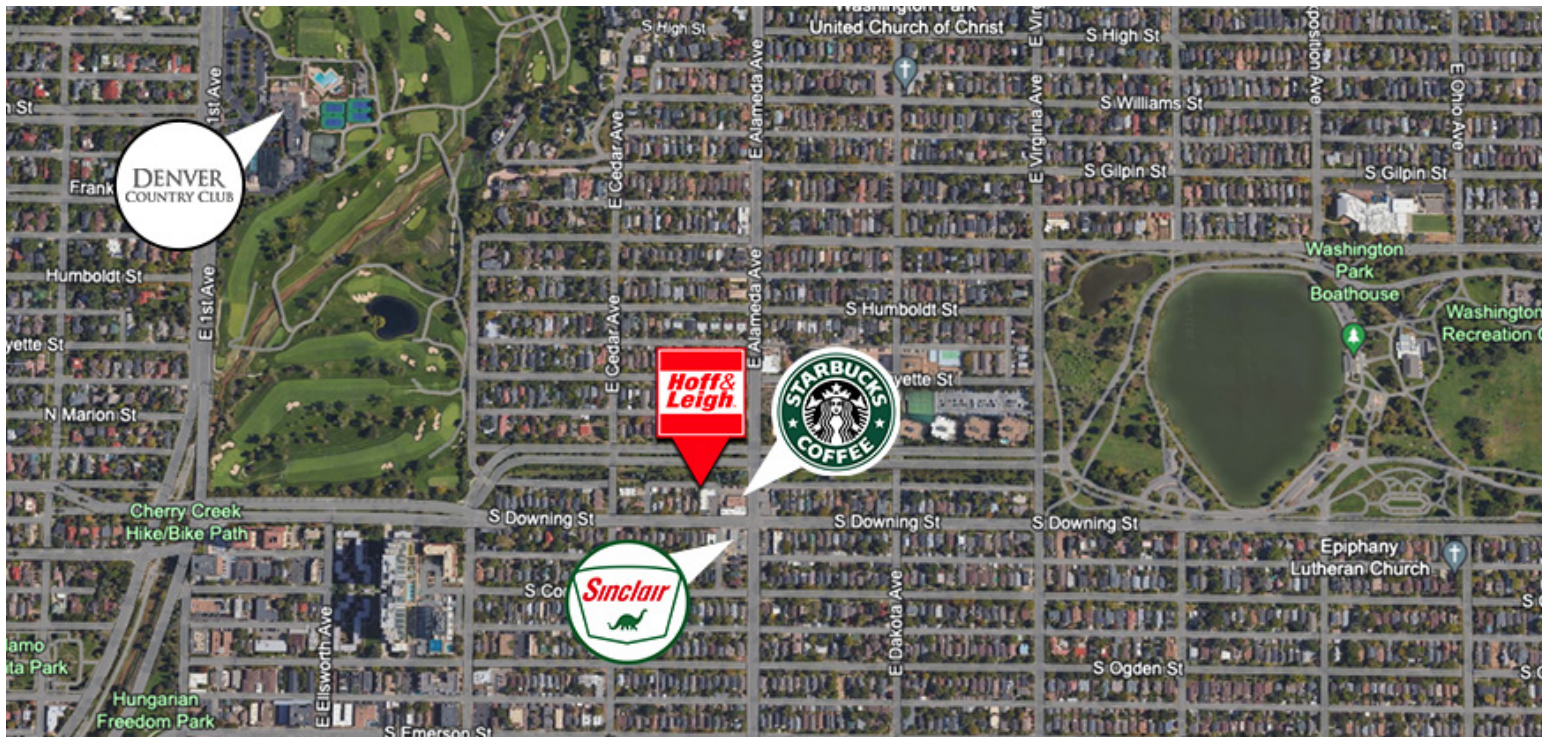


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