

Retail Space For Sublease

1116 SOUTH COLORADO BOULEVARD, DENVER, COLORADO 80246



Overview

Hoff and Leigh is proud to present this prime retail space for sublease at 1116 S Colorado Blvd in Denver, CO. This ±731 SF space offers exceptional visibility and signage along one of Denver's most heavily trafficked corridors. Located in a well-established retail area, the space benefits from strong vehicle counts, easy access, and proximity to national retailers, restaurants, and dense residential neighborhoods. Ideal for boutique retail and service-oriented businesses. The space features an open layout, private restroom and storage room. Zoned for a wide range of uses, this location provides an outstanding opportunity for a tenant looking to establish or grow their presence in one of Denver's most active commercial corridors.

Unit:

1116

Size:

731 SF

Lease Rate:

Negotiable

Highlights

- Sublease Ends July 2028
- Monument Signage Available on Colorado
- High Daily Traffic Counts
- Ample Parking

Property Details



Lease Rate
Negotiable



Zoning
PUD



Space Available
731 SF

Rev: September 18, 2025

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.



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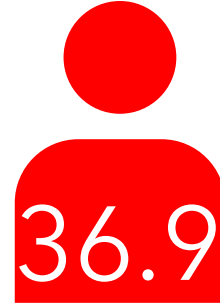
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DEMOGRAPHICS



204,068
Population



36.9
Median Age



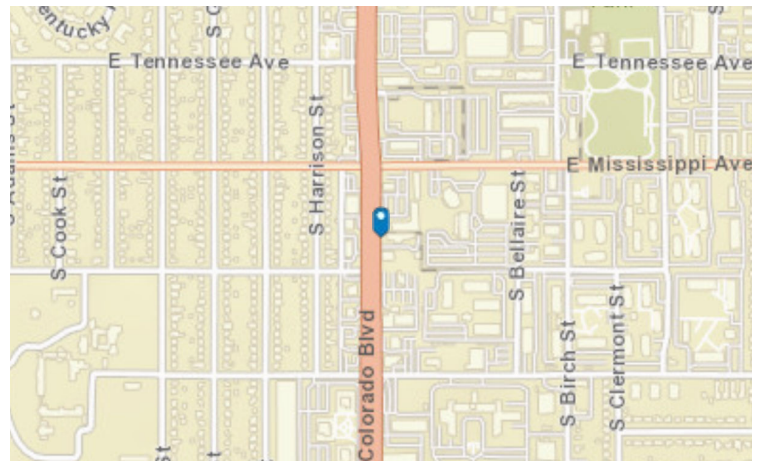
2.0
Average
Household Size



\$106,608
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
E Kentucky Ave	58,700	0.0
	16,040	0.1
E Mexico Ave	52,586	0.2
E Arizona Ave	54,000	0.2
E Arkansas Ave	60,000	0.2

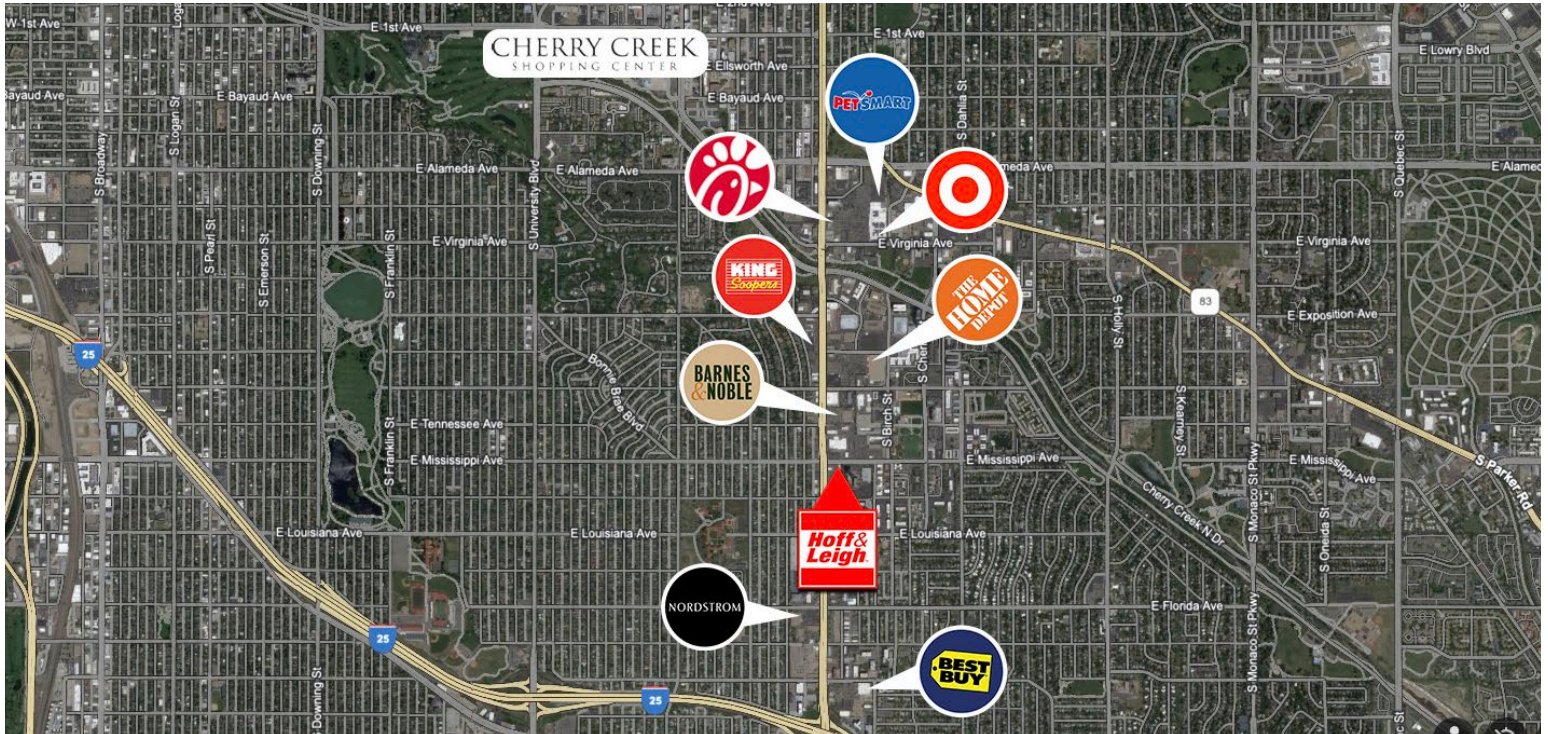
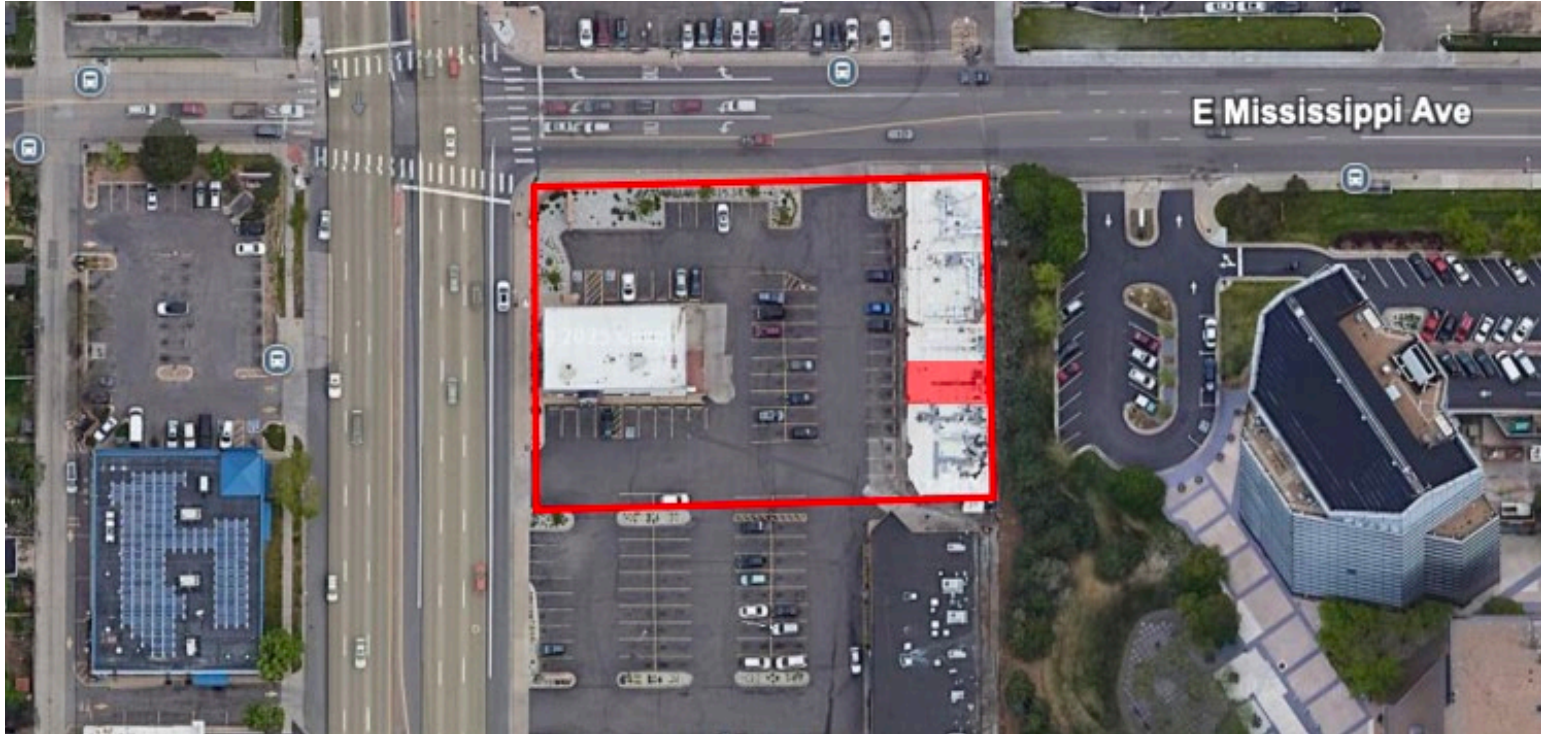


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