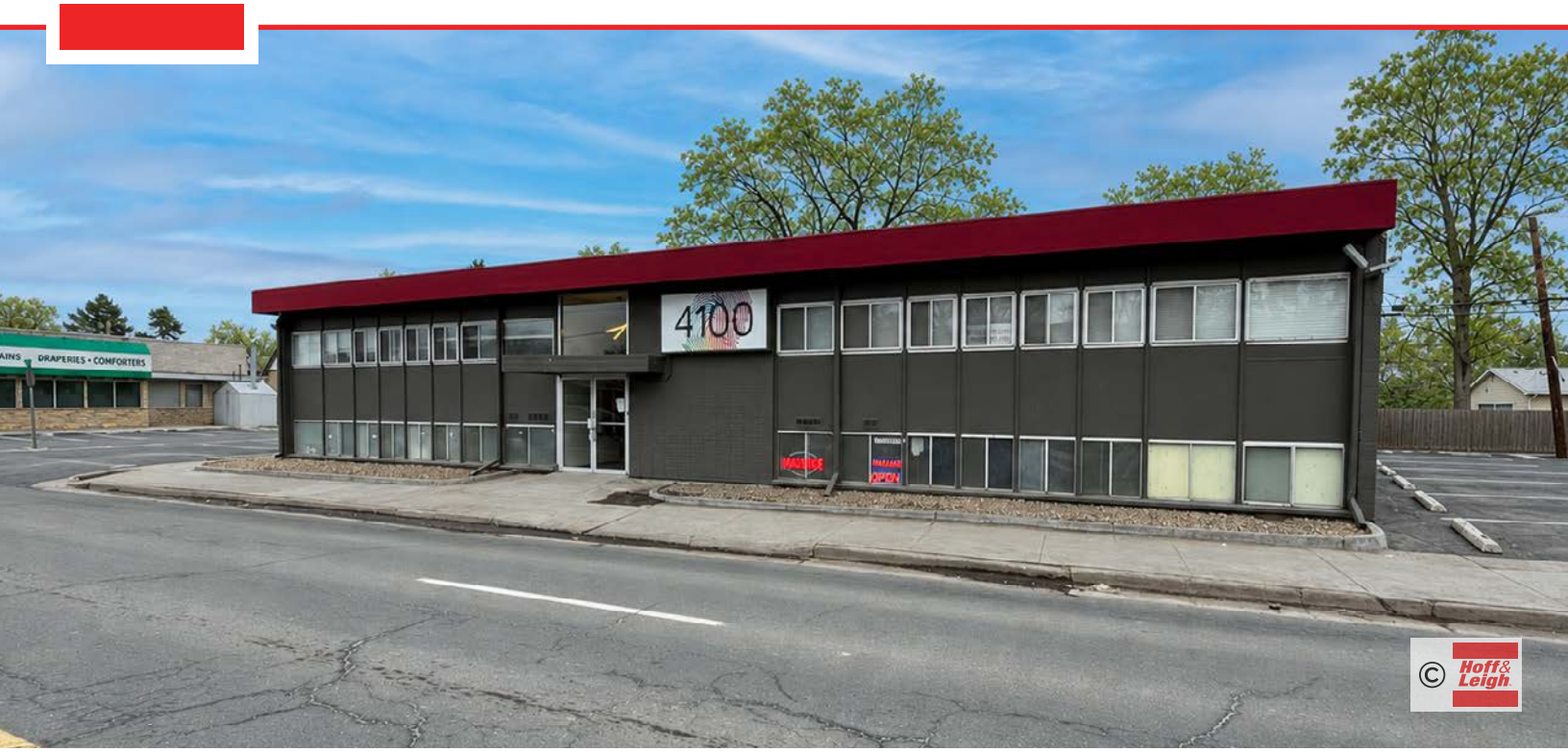
Office / Retail Space for Lease

4100 W 38TH AVENUE, DENVER, CO 80212



Overview

Hoff and Leigh is excited to bring you this office/retail space located on the busy West 38th Corridor near 38th Ave & Tennyson St. This property can accommodate a variety of uses and has unmatched exposure and rare off-street parking.

Highlights

- Off Street Parking
- Variety of Uses
- Great Tenant Mix

Unit:	Size:	Lease Rate:
B	Approx. 750 SF	750 SF x $24 SF/YR = $1,500 /Month (+Utilities)

Property Details

Lease Rate	Space Available	Building Size	Lot Size	Zoning
$24 SF/YR (+Utilities)	Approx. 750 SF	7,368 SF	0.22 Acres	U-MS-3

Hoff & Leigh Listing Website: https://www.hoffleigh.com/listing/4100-w-38th-avenue/
For more info or to schedule a tour, please text/call: Jayme Wilson at 719.722.8632

Rev: November 16, 2026

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. Images may be AI-enhanced.



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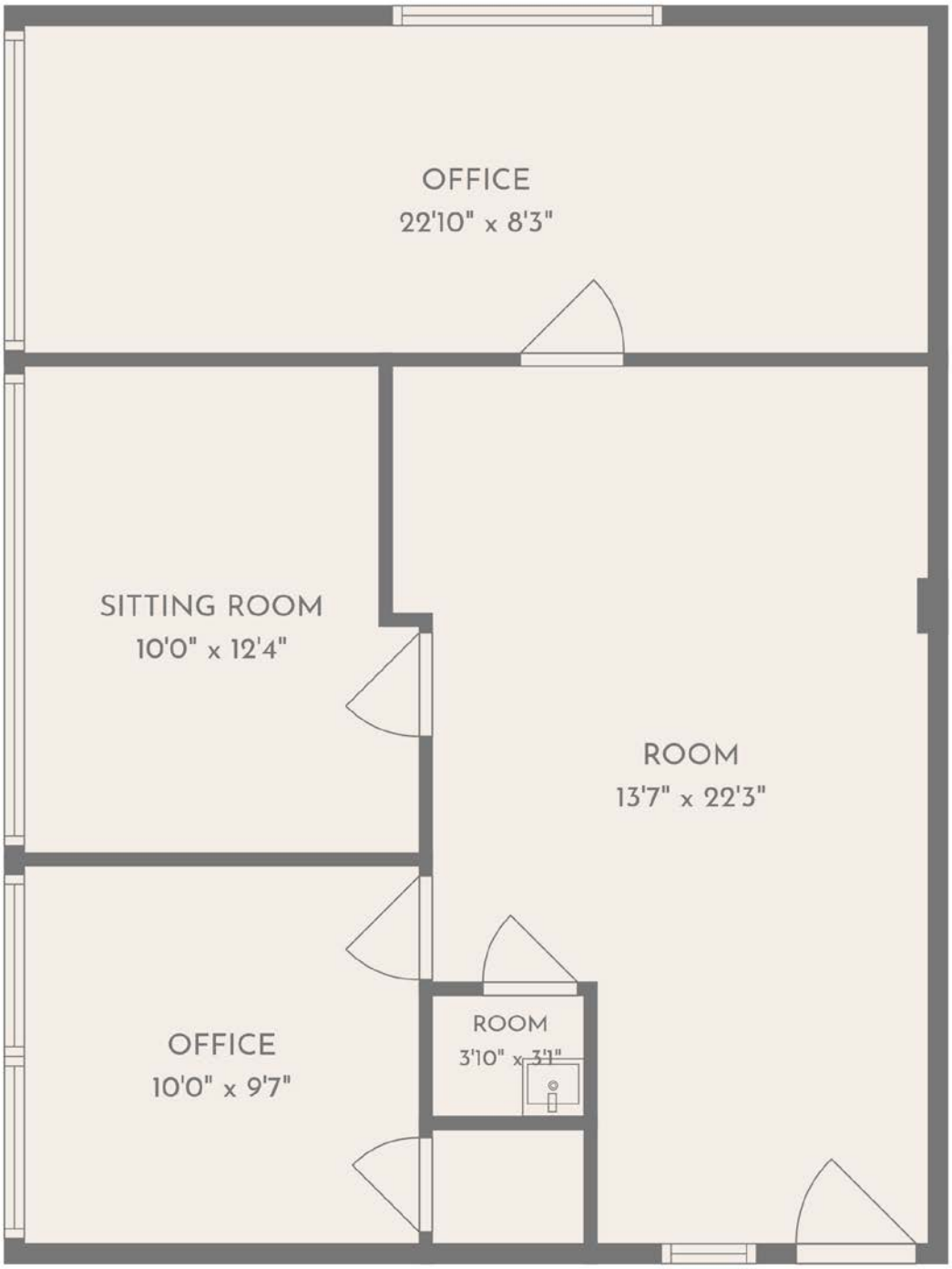


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Unit B



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DEMOGRAPHICS

171,745
Population

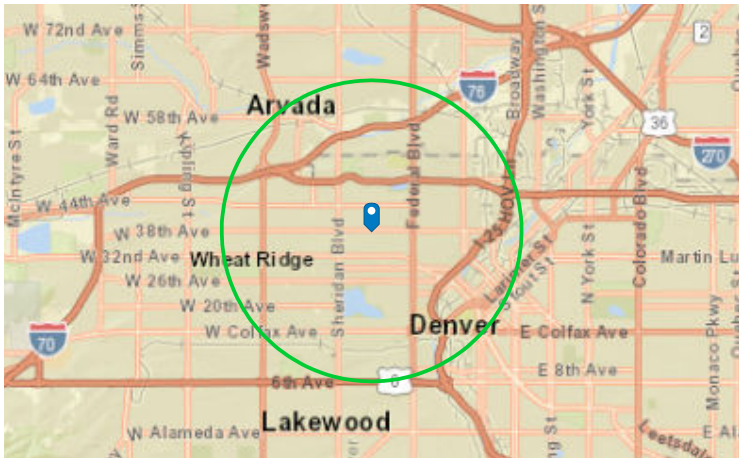
36.7
Median Age

2.0
Average Household Size

$79,271
Median Household Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Quitman St	21,866	0.0
W 38th Ave	1,213	0.1
Perry St	22,000	0.1
W 39th Ave	1,583	0.1
Stuart St	23,192	0.1



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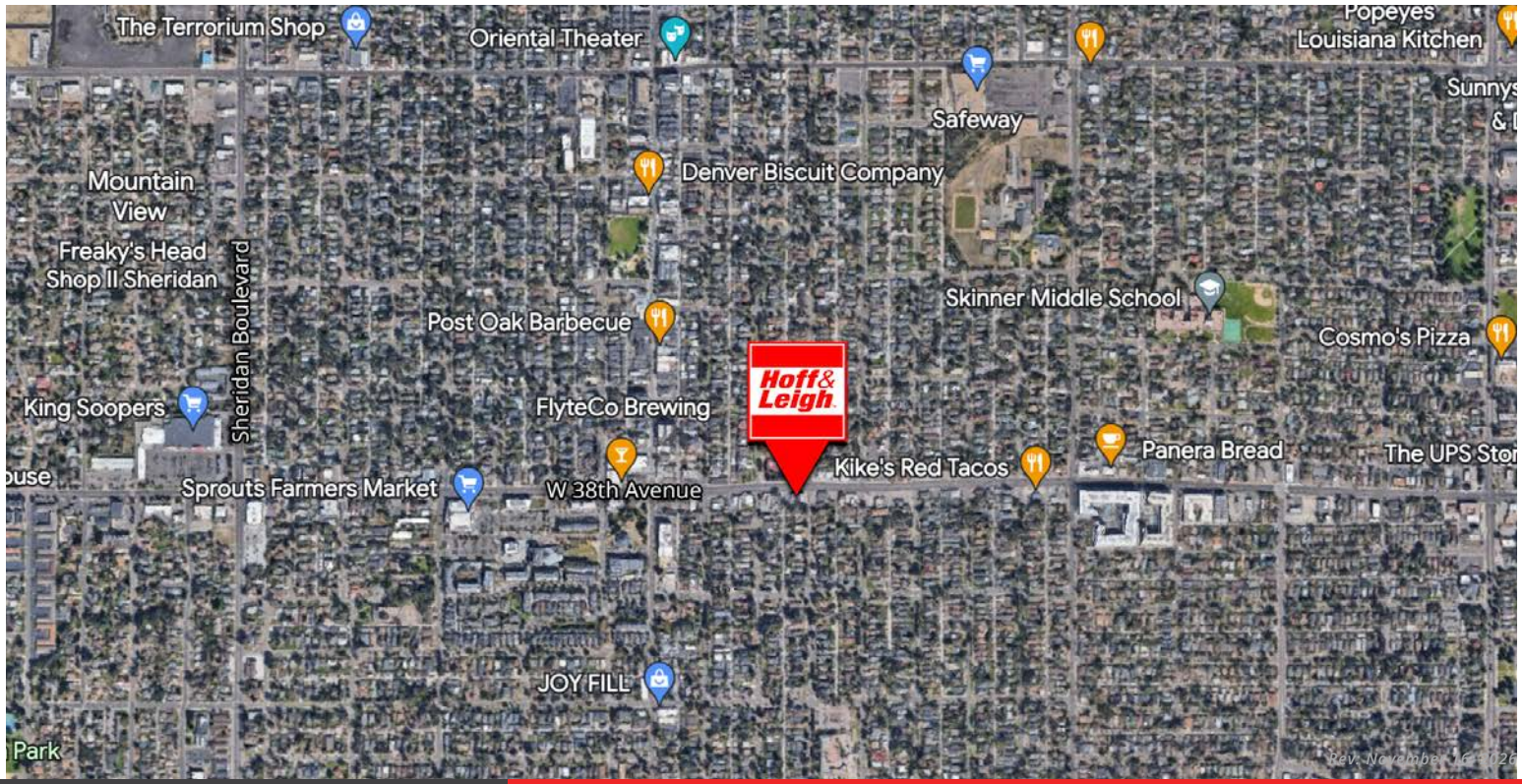


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