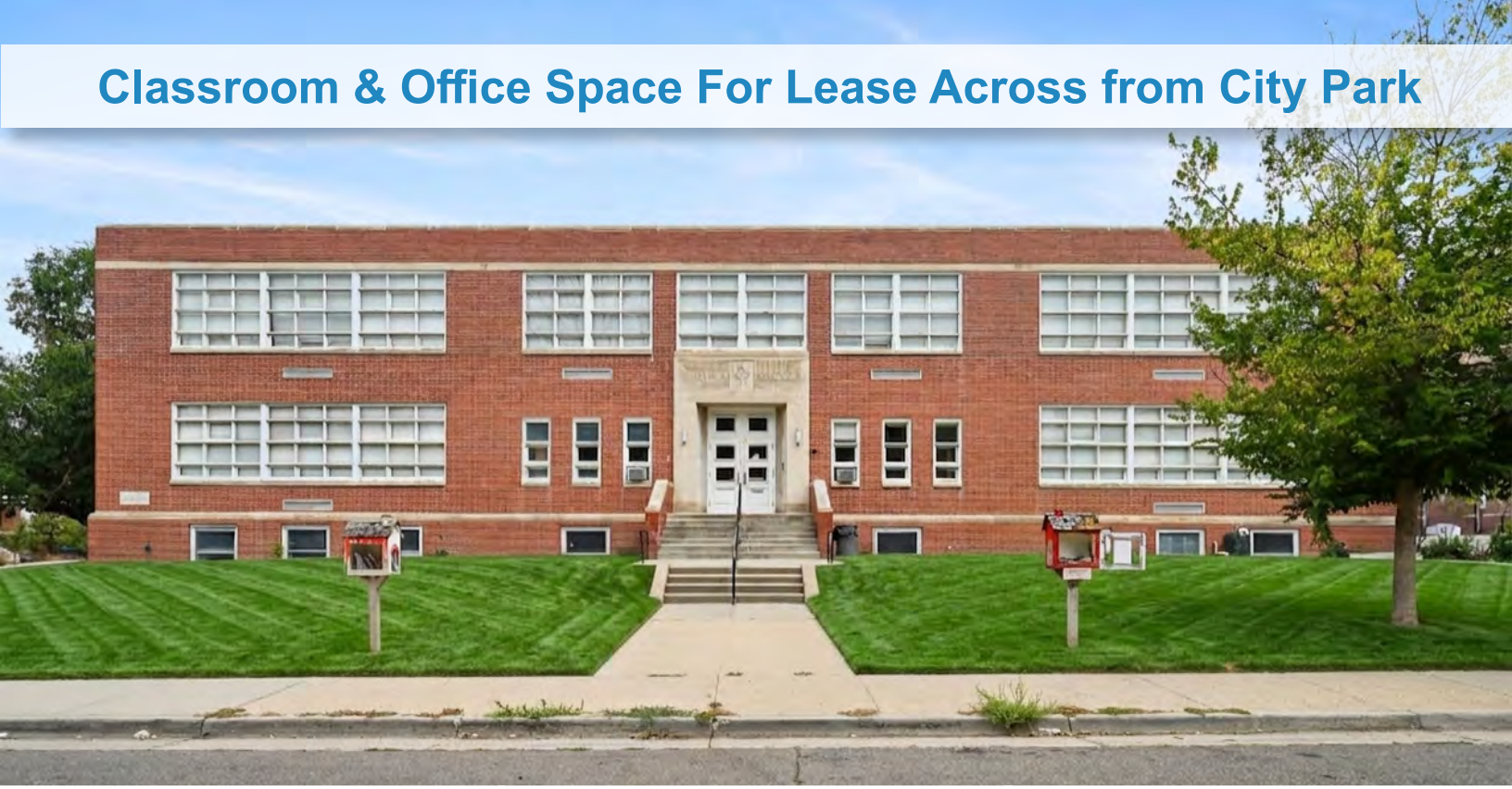
Classroom & Office Space For Lease Across from City Park









Contact Broker for Pricing

KIN COMMERCIAL

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(303) 870-3343

Tom Omdal
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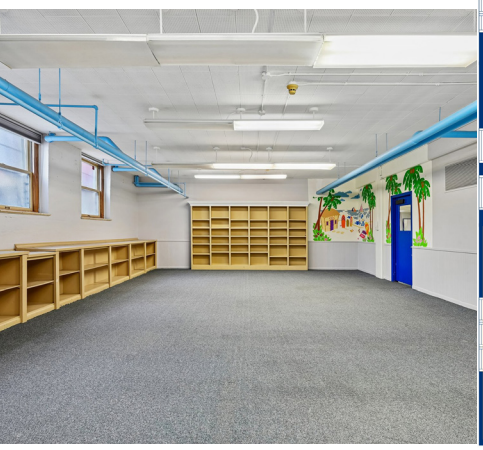
2350 N. Gaylord Street | Denver, CO 80205

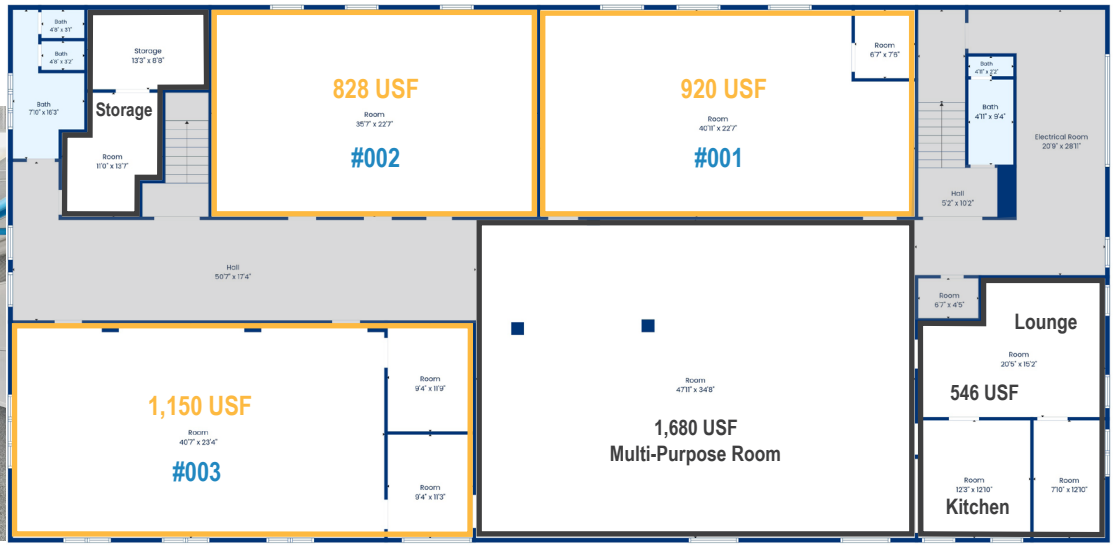
(Stand-Alone Building next to St. Ignatius Catholic Church)

- 12 large classrooms and offices for lease and available for immediate move-in
- The 3-story building offers shared space with other tenants to include the kitchen, multi-purpose room, restrooms on every floor, and hallways/corridors
- Additional shared spaced would include the fenced outdoor space (±20,400 SF) with a ±7,500 SF updated playground with swing set, climbing dome, and play set w/ slides and monkey bars
- Recently upgraded power supply and playground
- Large on-site parking lot with approximately 97 parking spaces
- Across from Denver's City Park, Denver Zoo, Denver Museum of Nature & Science, and City Park Golf Course
- Positioned on York Street almost in the center between Downing Street (west), Colorado Boulevard (east), Colfax Avenue (south), and E. MLK Jr. Boulevard (north)

2350 N. Gaylord Street
Denver, CO 80205

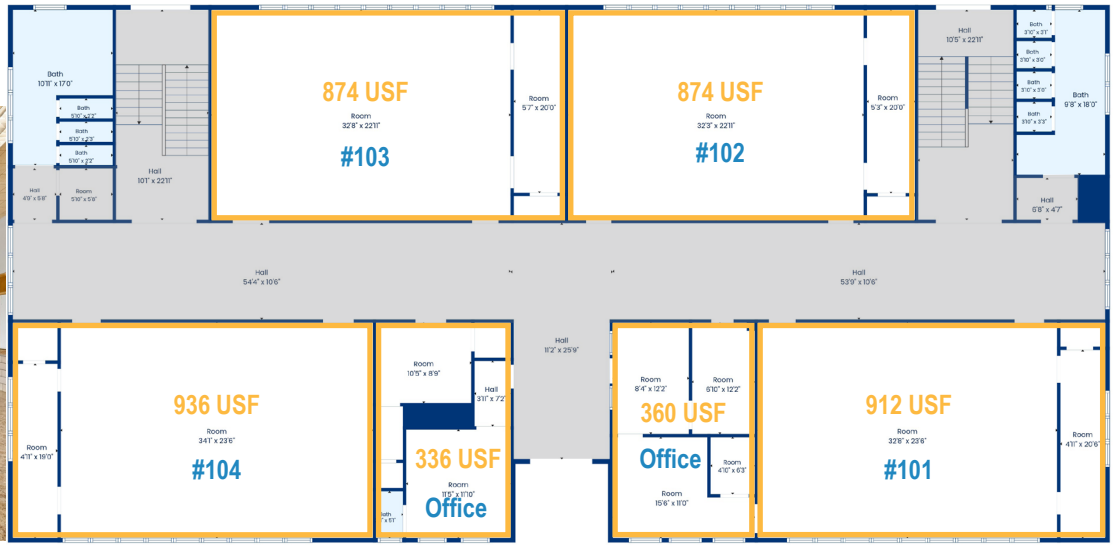
Garden Level





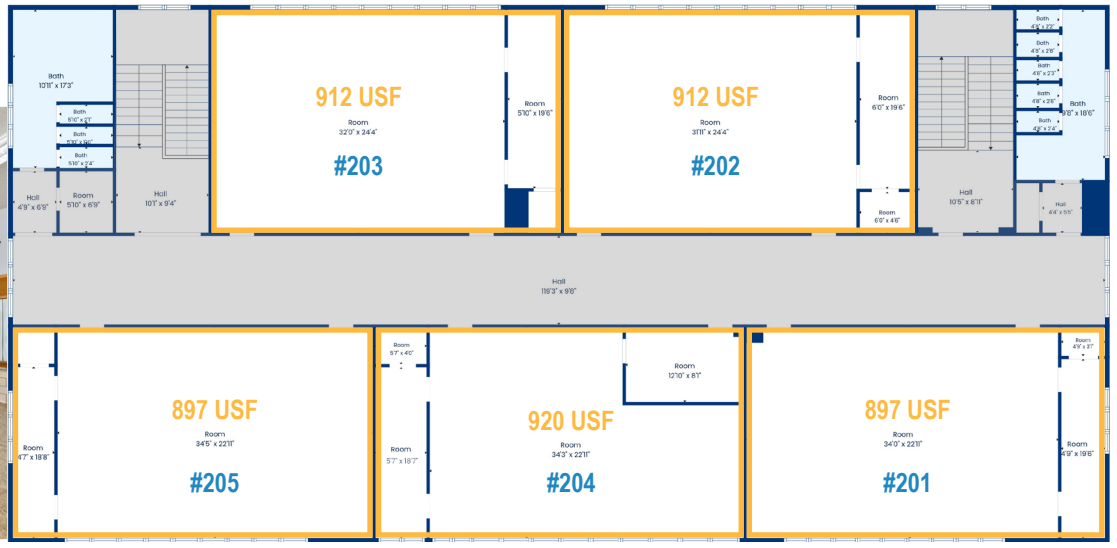
1st Floor





2nd Floor





Disclaimer: Square footage listed is an estimate of Usable Square Feet and may be subject to change without notice.

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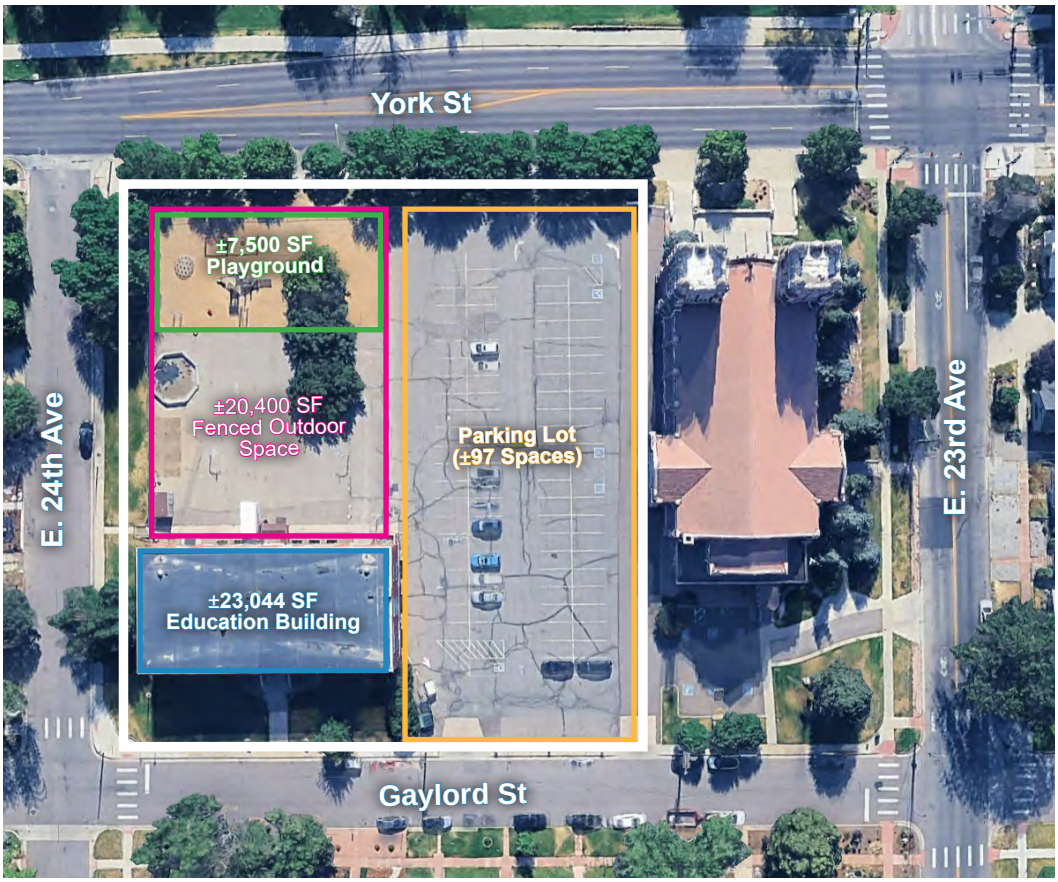






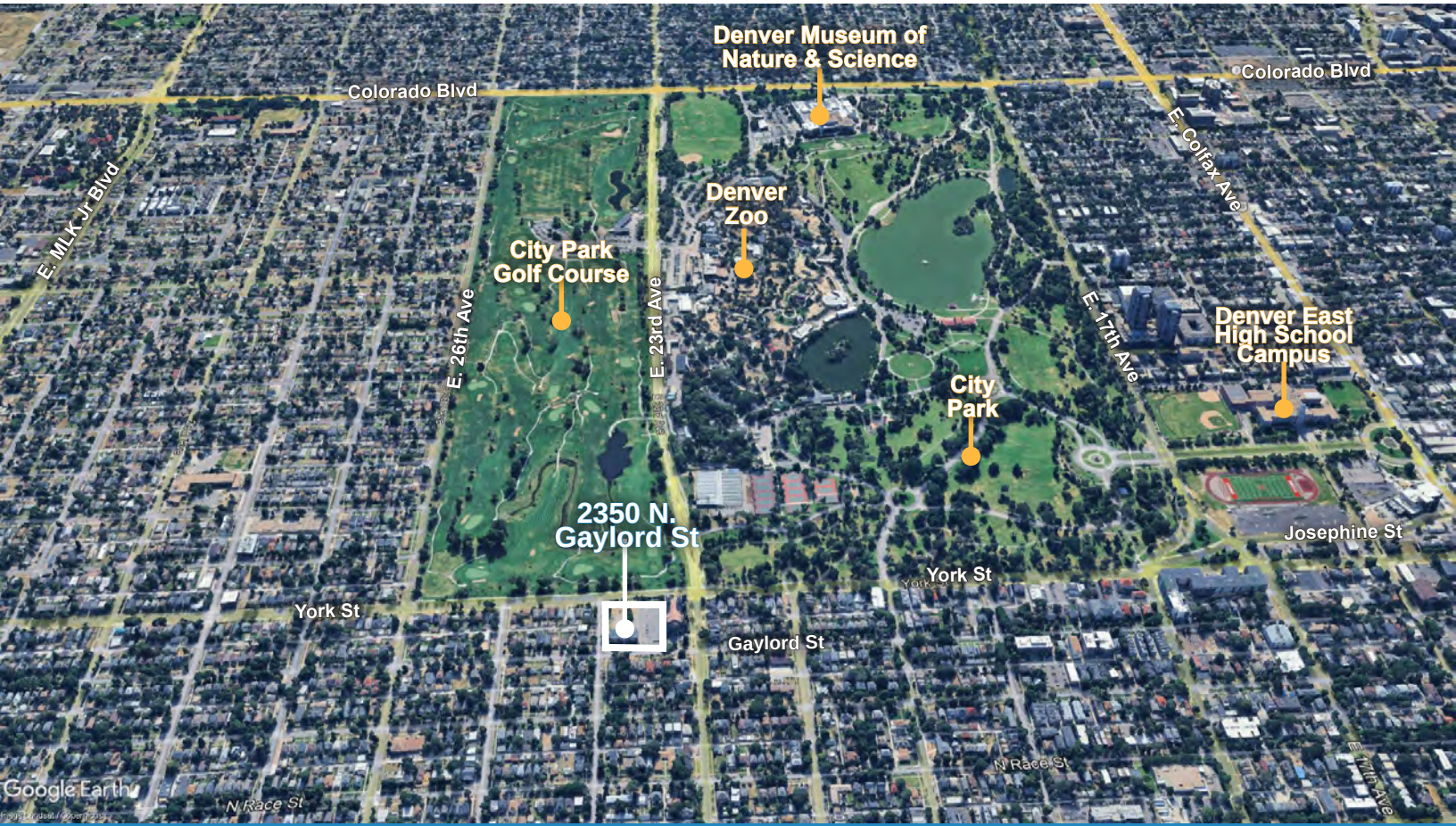


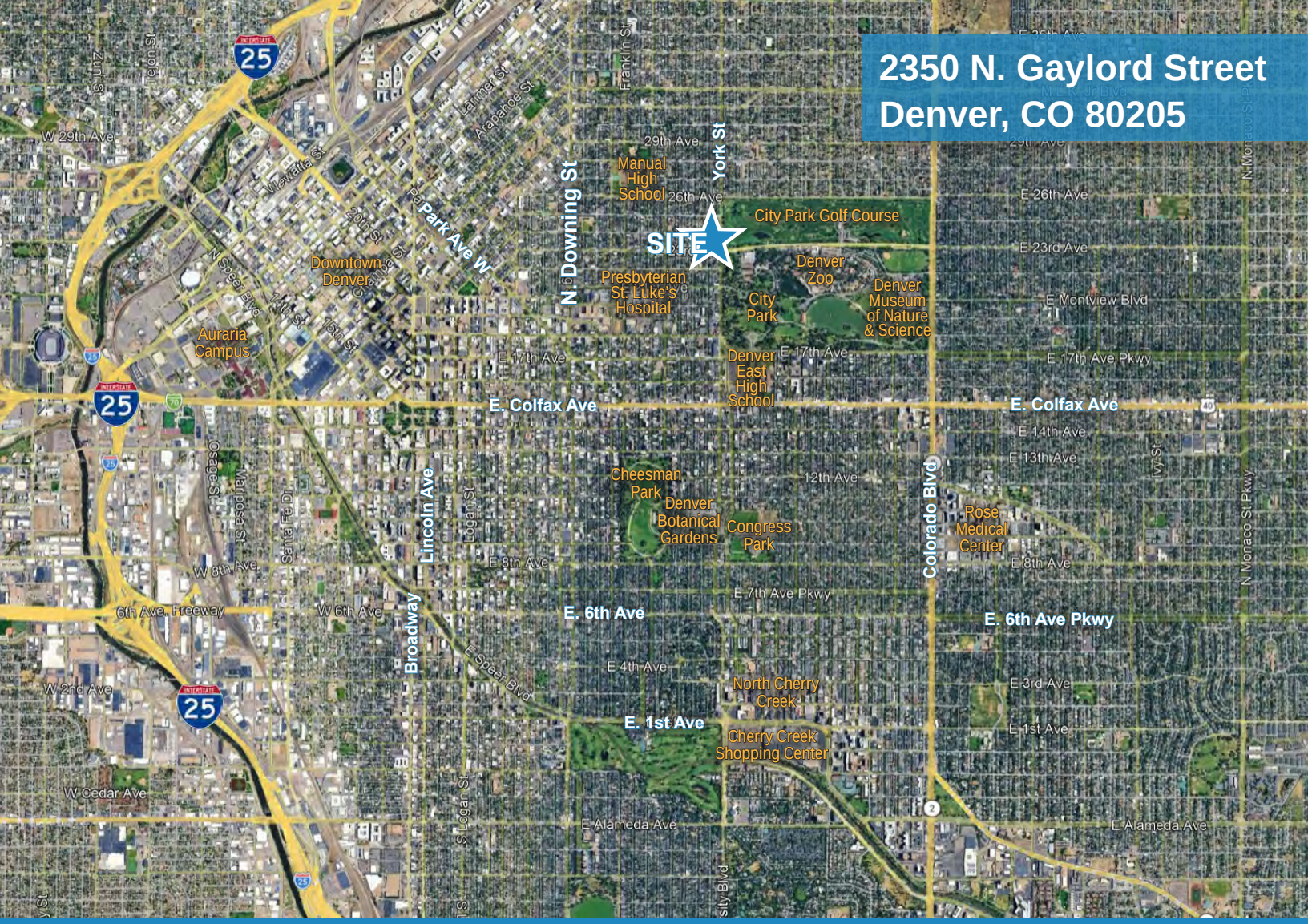
2350 N. Gaylord Street
Denver, CO 80205





PROPERTY DETAILS	
Total Building SF	Approx. 23,044 SF
Total Lot Size	±1.67 Acres
Year Built /Renov.	1920 / 1970
Zoning	U-SU-B1
Parking	±97 Surface Spaces





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Information herein has been obtained from reputable industry sources. Kin Commercial and its representatives make no representation, warranty or guaranty that the information contained herein is factual or reliable. Kin Commercial recommends that each potential tenant or buyer conduct their own individual investigation of this site to determine its suitability.

Demographics

	1 Mile	3 Mile	5 Mile
Population (2026)	**21,978**	**179,890**	**518,619**
Projection (2031)	22,470	186,058	539,400
Annual Growth (26-31)	0.40%	0.70%	0.80%
Median Age	**32.7**	**36.8**	**36.3**
Total Households	**8,508**	**87,085**	**245,481**
Owner-Occupied	4,693	38,514	101,410
Renter-Occupied	3,815	48,571	144,071
Projection (2031)	8,653	90,402	256,777
Annual Growth (26-31)	0.30%	0.80%	0.90%
Average HH Size	**2.36**	**2.02**	**2.06**
Median HH Income	**$149,814**	**$108,006**	**$93,022**
Median Home Value	**$1,137,859**	**$846,312**	**$718,531**
Housing Affordability Index	**56**	**54**	**55**
Wealth Index	**184**	**131**	**105**