OFFICE / RETAIL FOR LEASE

Single-Tenant Building at 32nd Ave and Speer Blvd in Highlands Neighborhood





3268 W. 32nd Avenue
Denver, CO 80211

- Approximately 1,300 square feet plus partial basement.
- Excellent walkability and access to restaurants and other amenities.
- Offers high ceilings and natural light.
- Off street parking available and potential for outdoor seating.
- Potential uses could be retail, restaurant, coffee shop, salon, dental office, med space, early childhood education and more. No Cannabis.
- Could require zoning use review and approval; current zoning U-SU-A.
- Requires investment from Tenant, Landlord open to long-term lease.
- Walking distance to Highland Park and Denver Public Library - Woodbury Branch and close proximity to Viking Park and Denver North High School.
- Convenient access to I-25 via Speer Boulevard.

Lease Rate: $35.00/SF NNN

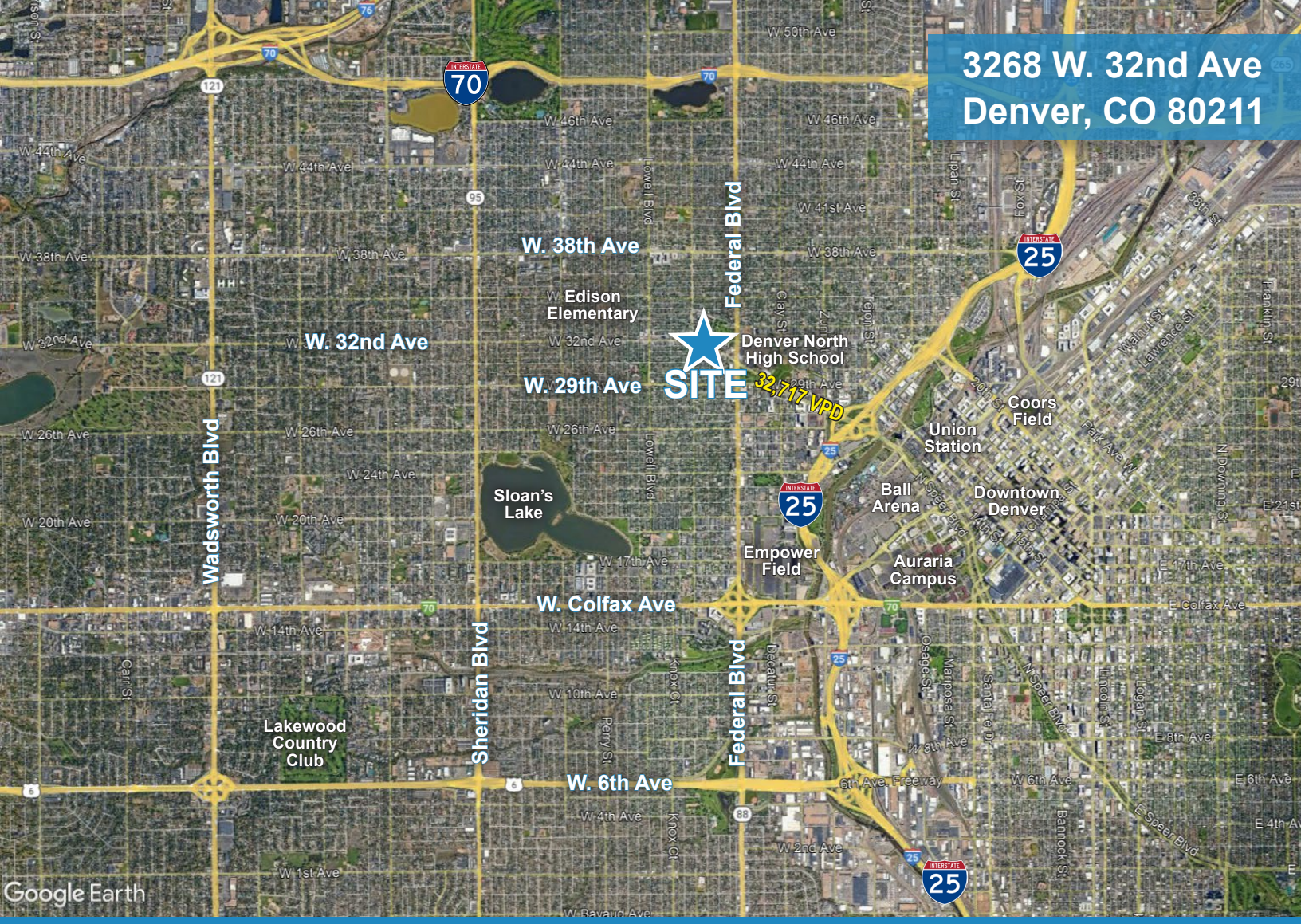
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	28,958	187,858	456,874
Median Age	36.3	35.7	36.4
Total Households	14,502	97,255	216,315
Average HH Size	1.9	1.9	2.0
Median HH Income	$112,560	$84,382	$77,271

KIN COMMERCIAL

Katie Hummer
(303) 870-3343
katie@kincommercial.com

Tom Omdal
(573) 881-4363
tom@kincommercial.com

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