

FOR LEASE
4923 W. 38TH AVENUE
Denver, CO 80212

3,520 SF AVAILABLE / FOR LEASE

DIVISIBLE



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OVERVIEW

For Lease / 3,520 SF Available

PREMISES

Come join one of Denver's premier retail neighborhoods! Situated in West Highlands, this property is ideally positioned for nearby residents and businesses. The building showcases the historic charm synonymous with the area and offers generous space suitable for a variety of uses. With the Tennyson Street cultural district in close proximity and popular businesses like Sprouts, King Soopers, and Snarfs just steps away, this property is strategically located to thrive in an already bustling and highly desirable neighborhood.

AVAILABLE SF

±3,520 SF
(Divisible to 1,584 SF and 1,923 SF)

YEAR BUILT/REMODELED

1926 / 2019

ZONING

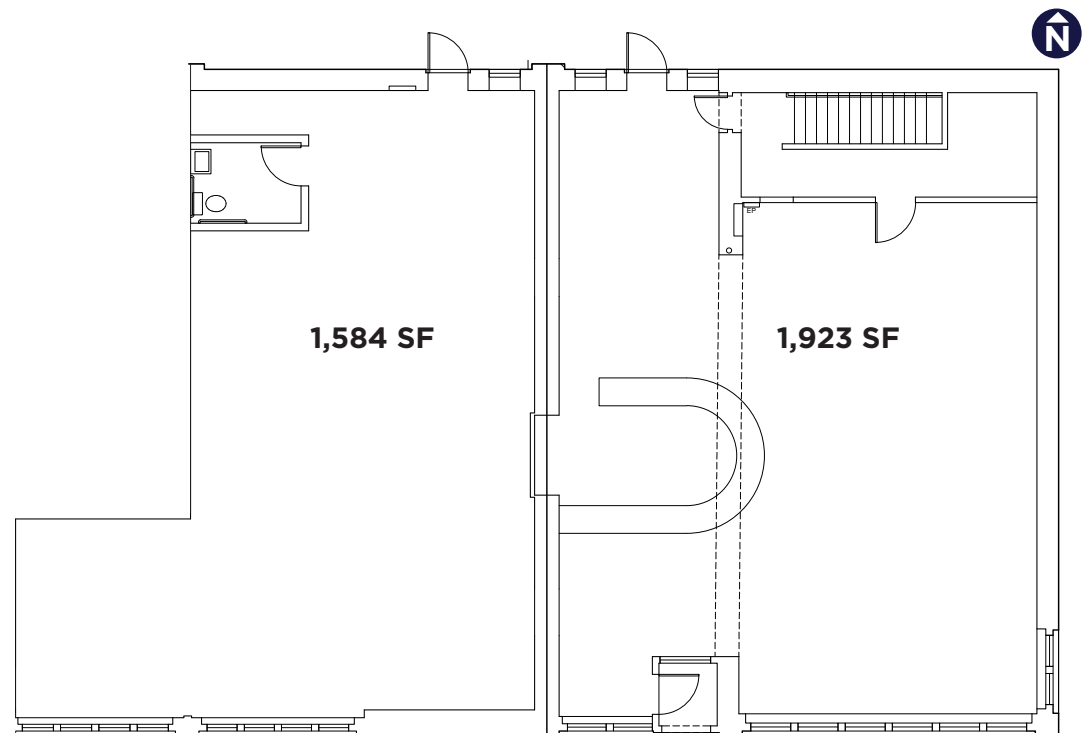
U-MX-3 (Urban—Mixed Use—3 Stories)

PARKING

Street Parking

ASKING RENT

Call Broker for Rate



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MARKET OVERVIEW

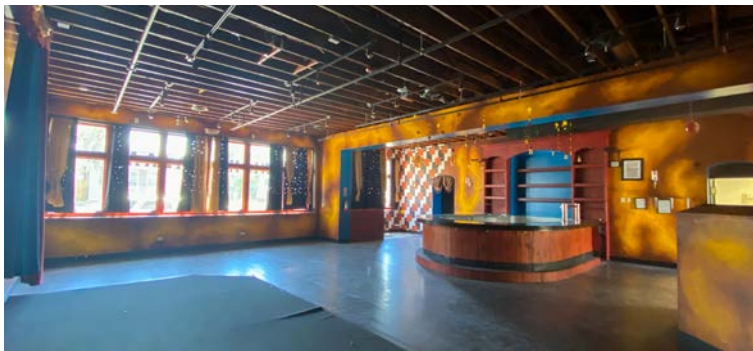
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DEMOGRAPHICS

| | 1-Mile | 3-Miles | 5-Miles |
|-------------------|-----------|-----------|-----------|
| Population | 20,859 | 166,524 | 442,210 |
| Households (HH) | 10,325 | 80,082 | 206,198 |
| Average HH Income | \$140,627 | \$122,006 | \$111,527 |
| Median Age | 41.5 | 37.6 | 36.6 |

VPD

| Intersection | VPD |
|-------------------------------------|--------|
| Sheridan Boulevard & W. 38th Avenue | 32,913 |
| W. 38th Avenue & Zenobia Street | 21,015 |



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NEIGHBORHOOD MAP

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Contact Brokers for Pricing

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