

FOR SALE

**2880 W 92nd Ave
Denver, CO 80260**



541 Main Street, Suite B
Longmont, CO 80501
summitcommercial.net

KIM RICCA
BROKER

502-817-2911

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MULTI-SUITE RETAIL OPPORTUNITY

Ideal for salon suites, wellness collective or vendor marketplace

Positioned just off Federal Boulevard in a dense, high-traffic corridor, 2880 W 92nd Ave offers a rare multi-suite retail opportunity ideally suited for value-driven users. The property's existing layout, featuring eleven (11) private rooms, 2 kitchens, and four luxurious bathrooms, naturally supports a wide range of uses including salon suites, wellness collectives, pet suites, tutoring centers, and boutique or resale concepts.

Surrounded by an established retail node anchored by McDonald's and backed by strong demographics from ESRI Tapestry Segments such as Mobile Meadows (30%) and Diverse Horizons (15%), the site benefits from consistent daily traffic and a built-in customer base that favors convenience, affordability, and repeat visits. This flexible configuration allows tenants to operate independently or as part of a collaborative retail environment, making it an ideal fit for both owner-users and investors seeking to capture multiple income streams within a single, highly functional property.

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BUILDING INFO

List Price	\$999,000
Building Size	4251 SF
Lot Size	0.8437 acres (3 parcels)
Zoning	C-1 Federal Heights Colorado Enterprise Zone (EZ)
Configuration	Reception area, 11 offices, 2 conference areas, work room, 2 kitchens & 4 full baths
Parking	19 spaces in shared lot with 2890 92nd Ave
Year Built/Remodeled	1958/2024

All information provided is deemed reliable, but is not guaranteed and should be independently verified.

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One (1) of eleven (11) private offices



One (1) of two (2) open conference areas



One (1) of two (2) well appointed kitchens



One (1) of four (4) luxurious bathrooms



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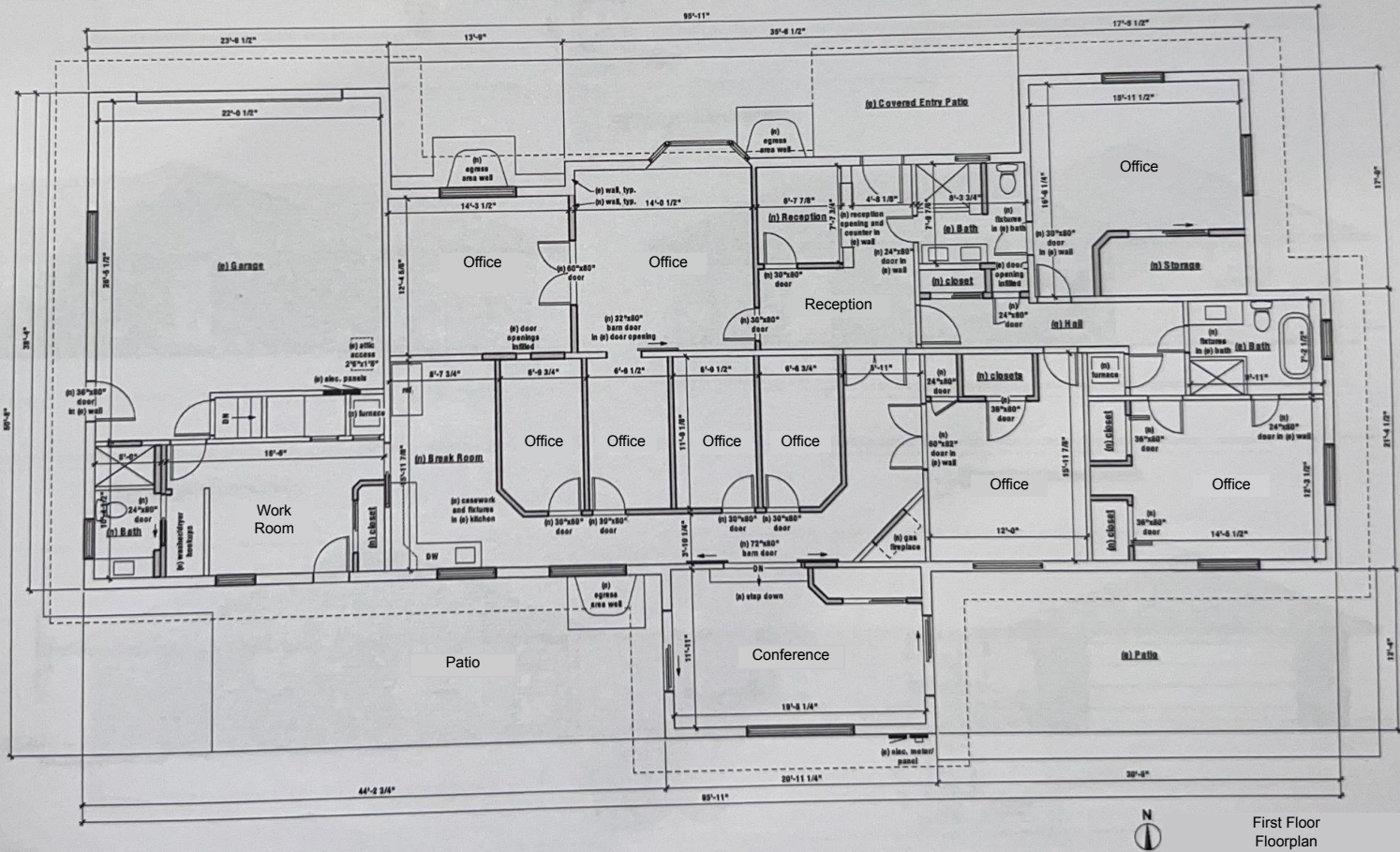


Reception area at front entry

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First Floor
Floorplan



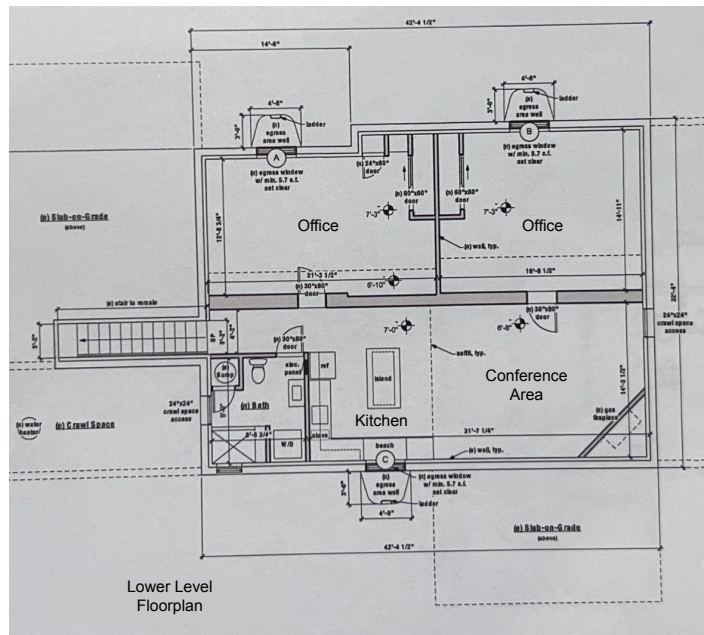
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Lower Level
Floorplan

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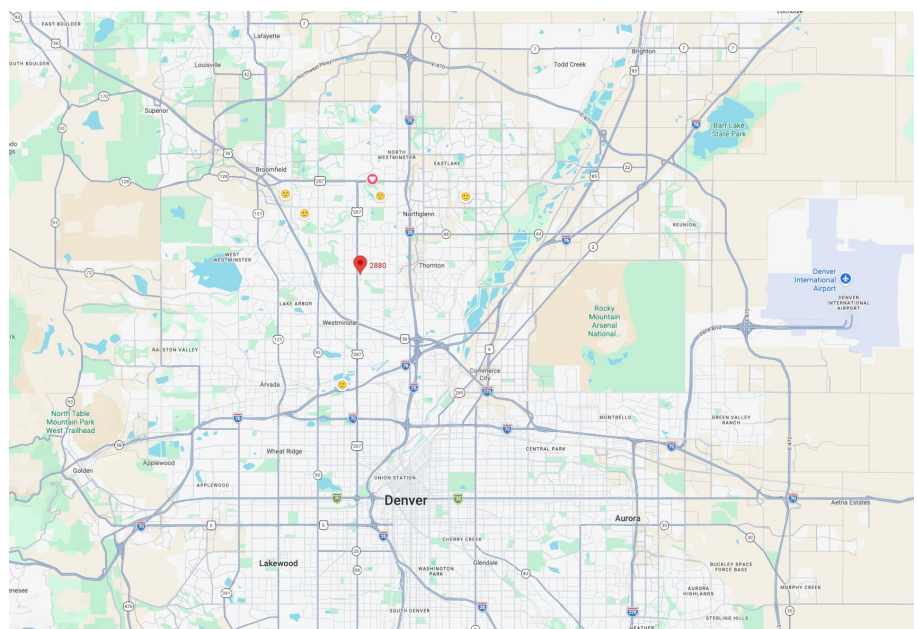
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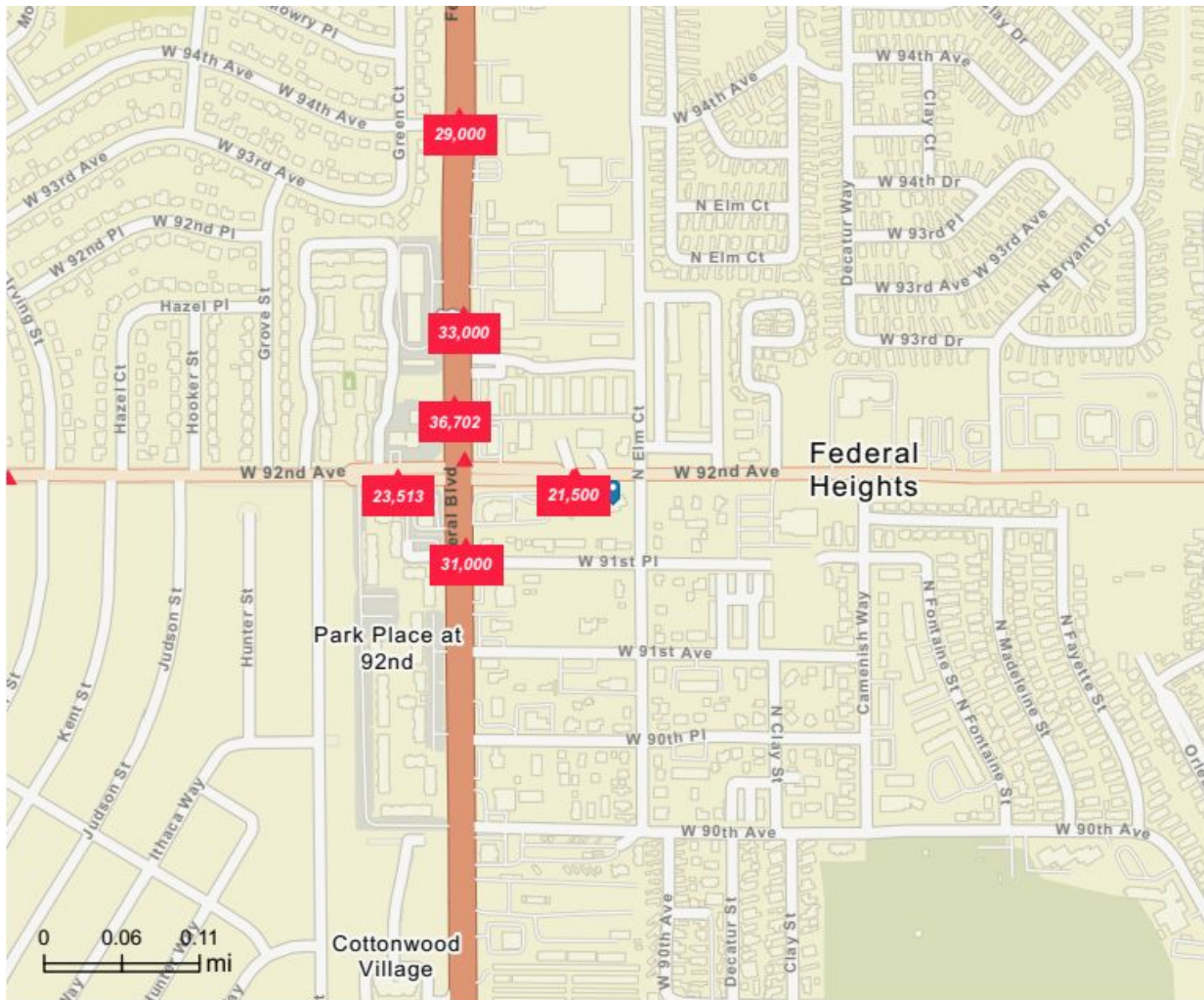
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Positioned along a highly traveled corridor in Federal Heights, 2880 W 92nd Ave offers exceptional visibility and accessibility. The property benefits from immediate proximity to a major arterial carrying over 30,000 vehicles per day, while W 92nd Ave itself sees more than 20,000 vehicles daily. This strong traffic presence ensures consistent exposure to a broad customer base, making the site ideally suited for retail, service, or destination-oriented uses seeking high visibility and convenient access.



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