

FOR SALE OR LEASE

SALE PRICE: \$1,600,000

LEASE RATE: \$30.00/SF MG

**AVAILABLE
FOR LEASE
700 SF**

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700 SF**

COLORADO BLVD.

2870-2878 N. Colorado Blvd. & 2864 N. Colorado Blvd.

RETAIL INVESTMENT, OWNER-USER, OR LEASING OPPORTUNITY | NORTH PARK HILL

2864 & 2870-2878 N. Colorado Blvd comprise two parcels totaling a 6,428 SF neighborhood retail strip offering a flexible investment, owner-user, or leasing opportunity in Denver's North Park Hill neighborhood. Positioned along the highly visible Colorado Boulevard corridor, the property benefits from strong street exposure, convenient access to surrounding neighborhoods, and off-street parking located behind the building.

Two adjacent approximately 700 SF retail suites are currently available and may be leased individually or combined for up to approximately 1,400 SF. The property is also offered for sale, providing an opportunity for an investor seeking a multi-tenant retail asset or an owner-user looking to occupy a portion of the property while benefiting from income generated by the remaining tenants. With flexible suite sizes, existing tenancy, rear parking, and U-MS-3 zoning, the property offers multiple paths for **investors, owner-users, and tenants.**

**Shames
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REALTY COMPANY

SOLOMON STARK

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Property Facts

Total Building Size **6,428 SF**

2870-2878 N Colorado:	3,550 SF
2864 N Colorado:	2,878 SF

Total Lot Size **11,399 SF**

2870-2878 N Colorado:	7,480 SF
2864 N Colorado:	3,919 SF

Year Built

2870-2878 N Colorado:	1942
2864 N Colorado:	1949

Property Taxes **\$34,624**

2870-2878 N Colorado	\$19,100
2864 N Colorado	\$15,524

Zoning **U-MS-3**

Parking **Contact Broker**

*Contact broker for rent roll and additional information

Sale Price **\$1,600,000**

Price/SF Bldg: \$248.91/SF

Price/SF Land: \$140.36/SF

Lease Rate: **\$30/SF MG**

Lease Availability: 700-1,400 SF

Unit 2876 - 700 SF

Unit 2878 - 700 SF



Investment Highlights

6,428 SF Multi-Tenant Retail Opportunity

2864 & 2870–2878 N. Colorado Blvd comprise two parcels totaling 6,428 SF of neighborhood retail space in Denver's North Park Hill neighborhood.

Investment, Owner-User, or Leasing Opportunity

The property offers multiple paths forward, including acquisition as a multi-tenant investment, partial occupancy by an owner-user, or leasing of the currently available retail space.

700–1,400 SF Available for Lease

Two adjacent approximately 700 SF suites are currently available and may be leased individually or combined for up to approximately 1,400 SF.

In-Place Income with Leasing Upside

Existing tenants provide in-place income, while the available suites offer an opportunity to increase occupancy and rental income over time.

North Park Hill Location

Located in Denver's established North Park Hill neighborhood, the property is surrounded by a strong residential base and offers convenient access to City Park, Colfax Avenue, Martin Luther King Jr. Boulevard, I-70, and central Denver.

High-Visibility Colorado Boulevard Frontage

Positioned directly along Colorado Boulevard, the property benefits from strong street exposure and convenient north-south access through central Denver.

Off-Street Parking

Off-street parking located behind the building provides a valuable amenity for tenants, customers, and an owner-user.

U-MS-3 Zoning

U-MS-3 zoning provides flexibility for a variety of commercial uses and supports the property's long-term utility as a neighborhood retail asset.



Photos



Tenants



The QueenStyle Hair Braiding **2874 N. Colorado Blvd.**

The QueenStyle Hair Braiding is a Denver salon specializing in African and African-American hair braiding and protective styles, including box braids, cornrows, locs, weaves, and other styling services.



Bros Smoke N Vape **2870 N. Colorado Blvd.**

Bros Smoke N Vape is a neighborhood smoke and vape retailer offering a broad selection of vaping, tobacco, and related products and accessories.



Mevlana **2864 N. Colorado Blvd.**

Mevlana is a Persian- and Turkish-inspired hookah café and lounge offering hookah, specialty teas, coffees, desserts, and a relaxed social atmosphere.



Nearby Amenities



CITY PARK

APPLIANCE
FACTORY
Mattress
Kingdom

afc
URGENT CARE
american family care

KFC
TACO BELL

Ice Cream
King

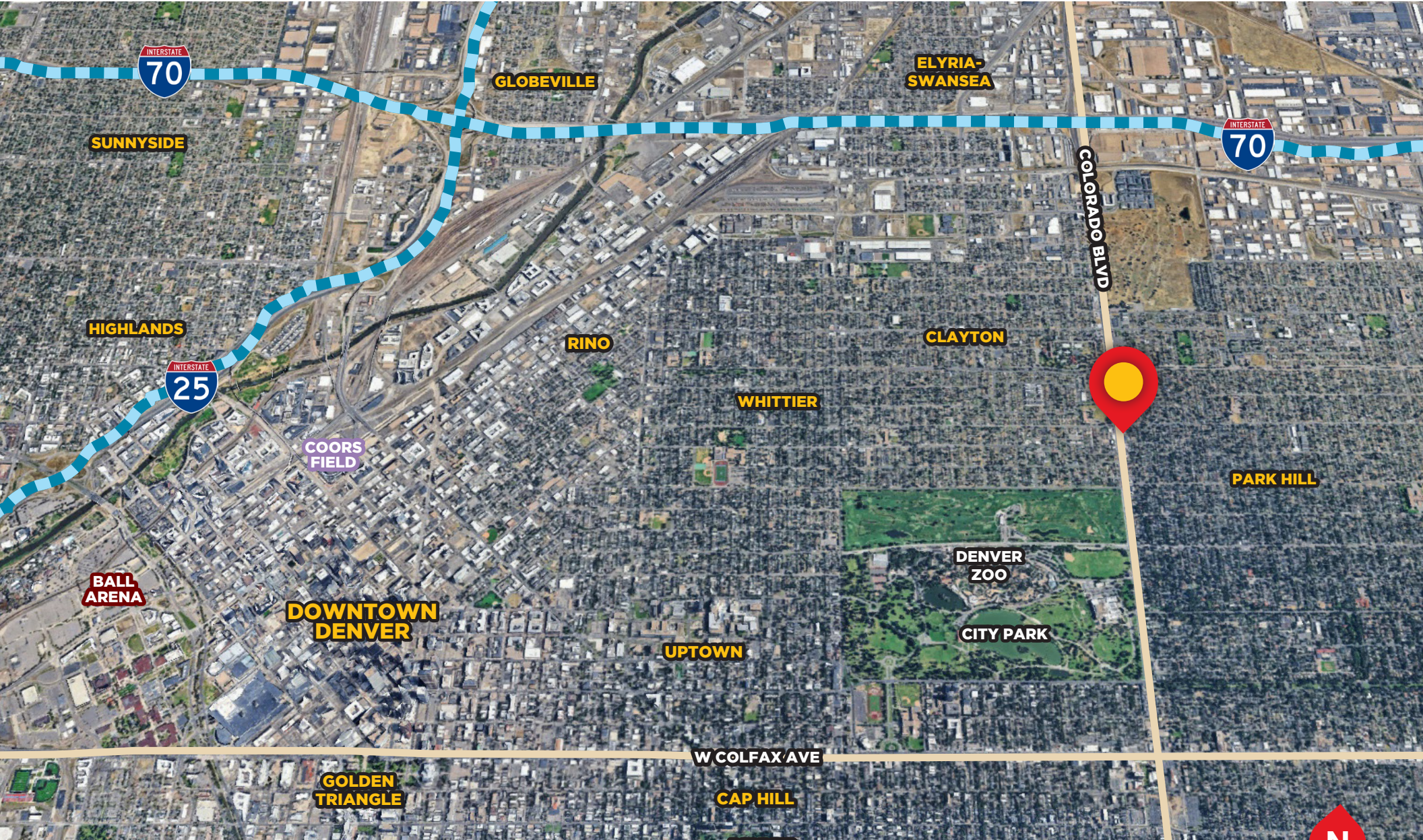
O'Reilly
AUTO PARTS

COLORADO BLVD.

29TH AVE.

GREASE
MONKEY

Area Map



Denver, CO

A Premier Location for Business Growth and Talent Attraction

Denver offers the scale of a major U.S. metro with the agility, talent depth, and lifestyle advantages that modern organizations seek. As the economic hub of the Rocky Mountain region, Denver consistently attracts companies, workers, and capital from across the country.



- **Highly-educated workforce:** Excellent for recruiting talent, especially for tech, professional services, research & development. (denver.org)
- **Growing population:** Solid customer base, expanding labor force, continued growth via migration. (denver.org)
- **Quality of life:** Attractive climate, outdoor lifestyle (hiking / skiing / trails), cultural amenities (arts, entertainment, food & drink) — useful for attracting and retaining employees. (denver.org)
- **Infrastructure & connectivity:** Denver is a regional hub for transportation, also investment in amenities: parks, arts, events, sports venues. (denver.gov)
- **Cost competitiveness:** While not the lowest-cost city, Denver often ranks favorably compared to many large metros in cost studies (e.g. for business travel, living). (denver.org)
- **Industry diversity:** Strong presence in tech, aerospace, healthcare, business services, hospitality/ tourism, and more. (denver.org)

Demographics

	1 MI	3 MI	5 MI
2026 Population	16,796	186,831	452,952
2031 Population (Est.)	16,928	191,394	466,655
Average Household Income	\$152,704	\$131,983	\$131,678
Total Consumer Spending	\$261,463,652	\$3,106,732,164	\$7,216,427,353
Daytime Employees	2,831	175,546	373,532

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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