



FOR LEASE

3609 W 32ND AVENUE | DENVER, CO 80211

PRIME RESTAURANT SPACE IN HIGHLANDS SQUARE

\$50.00/SF

MAIN LEVEL LEASE RATE

\$10.00/SF

OPTIONAL BASEMENT RATE

NNN

LEASE TYPE

As the cornerstone of the community, The Landmark Building at 3609 W 32nd Avenue offers a rare opportunity to secure boutique restaurant space in the heart of Denver's iconic Highlands Square. Centrally positioned along the highly visible 32nd Avenue corridor, this street-level storefront benefits from strong pedestrian traffic, exceptional neighborhood visibility, and immediate proximity to some of Denver's most established retailers, restaurants, and lifestyle concepts.

Designed for an elevated food and beverage user, the space includes an existing liquor license, outdoor patio seating, basement refrigeration/storage space, a stove, and an existing 3-foot hood system already in place. While a grease trap is not on premise, installation of one is feasible, and the layout is well-suited for lighter food concepts such as sandwich shops, cafés, wine bars, specialty culinary concepts, or curated grab-and-go operators.

The surrounding Highlands Square neighborhood continues to attract affluent households, destination shoppers, and strong daytime traffic from nearby residents and businesses alike. Existing boutique retailers, fitness concepts, and highly curated dining experiences reinforce the corridor's reputation as one of Denver's most desirable neighborhood retail districts.

With existing infrastructure already in place and a highly sought-after patio component, 3609 W 32nd Avenue presents a rare opportunity for an operator to establish themselves in one of Denver's most competitive and recognizable retail corridors with reduced upfront buildout costs and immediate neighborhood credibility.

**MAIN LEVEL: ~1,000 SF OPTIONAL
BASEMENT: ~500 SF**
AVAILABLE SPACE

**\$50/SF MAIN LEVEL + OPTIONAL
\$10/SF BASEMENT**
RENT/SF/YR

5+ YEARS
LEASE TERM

1907
YEAR BUILT



WEST HIGHLAND AREA OVERVIEW

West Highland continues to be one of the darlings of Denver and is the true heart of the Highlands, with its solid growth in home prices, well-performing pair of schools, and solid commercial offerings. Not only is it the area's original central neighborhood, it's also enjoying a strong and steady renaissance as one of Denver's hottest neighborhoods. The area is bursting with a mix of distinctive architecture — including artful Bungalows, Victorians, Denver Squares, Classic Cottages and quite a bit of new construction as well.

	1 MILE	2 MILES	3 MILES
2024 TOTAL POPULATION	26,862	99,297	190,081
ANNUAL POP. GROWTH	0.1%	1.0%	1.2%
AVG HH	\$138,290	\$127,209	\$111,276

HIGHLANDS SQUARE RETAIL

Located in Highlands Square, a well-established boutique retail/shopping district along W 32nd Ave & Lowell Blvd: a charming and walkable commercial district with a mix of boutiques, restaurants & coffee shops.

Established boutique retail neighbors just steps away, demonstrating that the corridor attracts the target female-shopping audience.

Strong daytime/weekend foot-traffic environment and neighborhood live/work population: the broader Highlands area draws young professionals, creative types and affluent households ("average individual income ~\$138,290").

Excellent adjacent dining and experiential draw: the corridor includes restaurants, cafés, collectibles and retail boutiques which support longer dwell time and cross-shopping pull.



FOR MORE INFORMATION, PLEASE CONTACT

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