

FOR LEASE

3615 W 32ND AVENUE | DENVER, CO 80211



PRIME RETAIL 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 3615 W 32nd Avenue offers a rare opportunity to secure boutique retail space in the heart of Denver's iconic Highlands Square. Centrally positioned on the sunny, high-visibility corner of 32nd & Lowell, this approximately 1,000 SF street-level storefront delivers unbeatable exposure along one of the city's most sought-after neighborhood retail corridors. The surrounding blocks are anchored by established women-focused boutiques, high-performing restaurants, and strong foot traffic, creating the exact ecosystem where luxury retail thrives.

With flexible layout options—including the potential to lease or convert an additional basement space of approximately 1,000 SF—this property can support a range of retail concepts seeking premium placement and a sophisticated shopper demographic. Existing build-ins, including counters, lighting, fixtures, and utility infrastructure, offer a turnkey starting point and reduce upfront costs for incoming tenants.

Highlands Square continues to attract affluent households, weekend destination shoppers, and established boutique brands. Neighbors like STRUT Denver and other specialty retailers reinforce the corridor's identity as one of Denver's most desirable shopping districts for women's fashion, jewelry, accessories, culinary goods, and elevated lifestyle concepts.

**MAIN LEVEL: ~1,000 SF OPTIONAL
BASEMENT: ~1,000 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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