



**ZALL**  
COMMERCIAL  
REAL ESTATE

**Accent LoHi | Ground Floor Retail**  
3715 NAVAJO STREET, DENVER, CO 80211



**2,510 SF RETAIL/RESTAURANT SPACE AVAILABLE**

**For pricing and leasing information, contact**

**Logan Schenk**

lschenk@zallcompany.com  
303.828.6044

**Greg Nevins**

gnevins@zallcompany.com  
602.320.5509

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

**ZALL COMPANY**

2946 Larimer Street  
Denver, CO 80205  
zallcompany.com



## Accent LoHi | Ground Floor Retail

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### 2,510 SF Available

- 2,510 SF of restaurant ready retail space located on the hard corner of 37th Ave & Navajo St.
- Potential for lobby integration
- Dedicated, south facing patio available
- Ample street parking (unmetered)
- Highly walkable area/High foot traffic with strong residential density surrounding the property
- Great access to LoHi, Sunnyside, & 38th Ave.
- Located on the ground floor of 40 modern apartment units, anticipated to deliver Early Q.1 of 2026
- Join neighboring Tenants such as: Pinwheel Coffee, Acova, Wildflower, The Bug Theater, Denver Pilates Movement, Second Nature Hair Salon, and more!

### Demographics

	1 Mile	2 Miles	3 Miles
<b>2024 Population</b>	32,888	104,474	195,495
<b>2029 Population Projection</b>	33,752	107,136	199,932
<b>Estimated Daytime Population</b>	12,436	123,194	221,660
<b>Average HH Income</b>	\$128,963	\$121,727	\$113,855
<b>2024 Households</b>	17,536	54,505	101,190
<b>Businesses</b>	1,600	10,882	21,151

Source: CoStar

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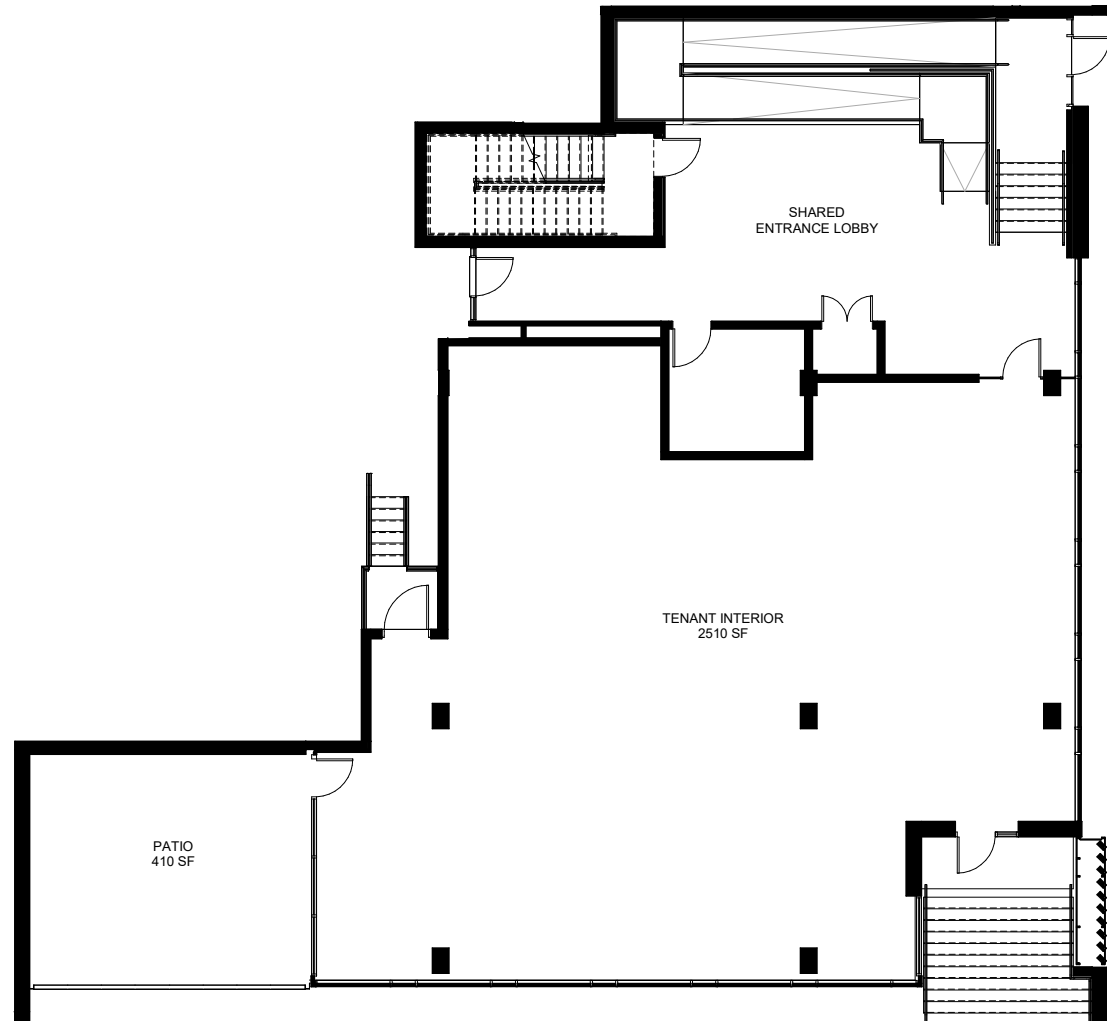
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## Neighboring Tenants



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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO TENANT**

### **DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND TENANT**

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

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or real estate which substantially meets the following requirements:

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Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

#### **CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

**Customer.** Broker is the  landlord's agent  landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks:  Show the premises  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

**THIS IS NOT A CONTRACT.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

**TENANT ACKNOWLEDGMENT:**

Tenant acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: \_\_\_\_\_

*/s/ Stuart Zall* (original signature on file and available upon request)

\_\_\_\_\_  
Broker