



## OFFICE/MEDICAL/RETAIL

3030 Downing Street, Denver, CO 80205

For Lease

Unit E: 7,300 SF | \$21.00/SF Full Service

Unit F: 4,400 SF | \$18.00/SF Full Service



HENRY GROUP  
REAL ESTATE

**Amanda Tompkins**

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3030 Downing Street offers multiple flexible leasing opportunities in a highly visible and centrally located Denver corridor. Unit E features 7,330 SF and was formerly operated as a fitness center, offering an open layout well-suited for fitness, wellness, medical, therapy, creative office, or adaptive retail users. In addition, a 4,400 SF office/medical suite is available and combines functionality, accessibility, and strong exposure along Downing Street.

The property features efficient layouts, excellent access, and a prime location near Downtown Denver and RiNo, reinforced by ample parking, strong demographics, and ongoing residential growth.

## PROPERTY HIGHLIGHTS

- Parking includes 2–4 spaces behind the building and an adjacent 24-space lot
- Flexible configurations for a range of tenant needs
- High visibility on Downing Street with strong transit access
- Near 30th & Downing light rail, RTD bus routes, RiNo, and Downtown Denver
- Centrally located between Whittier, Five Points, and City Park West
- Strong demographics with continued residential growth



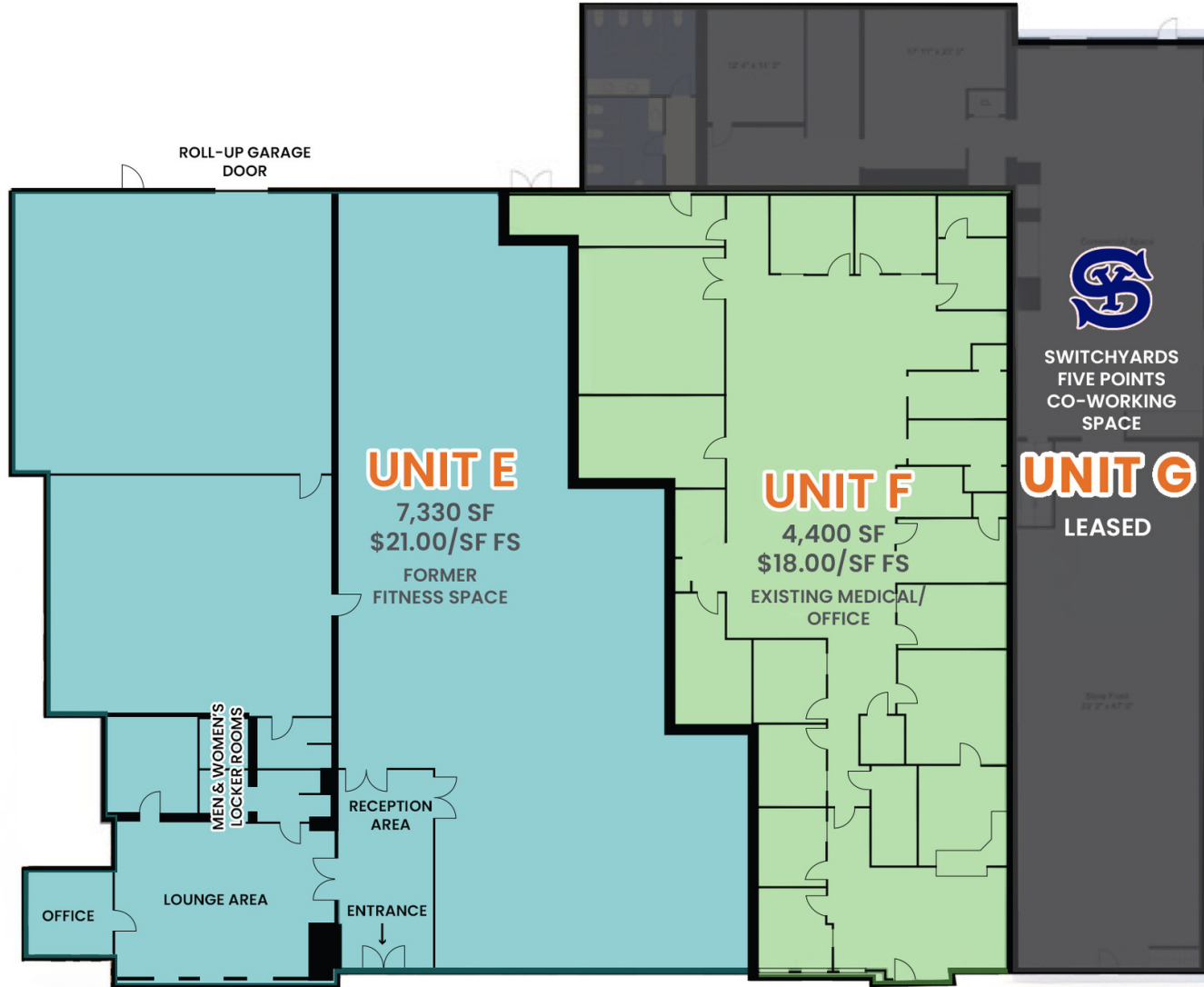
Address: 3030 Downing Street, Denver, CO 80205

Building Type: Retail/Office/Medical

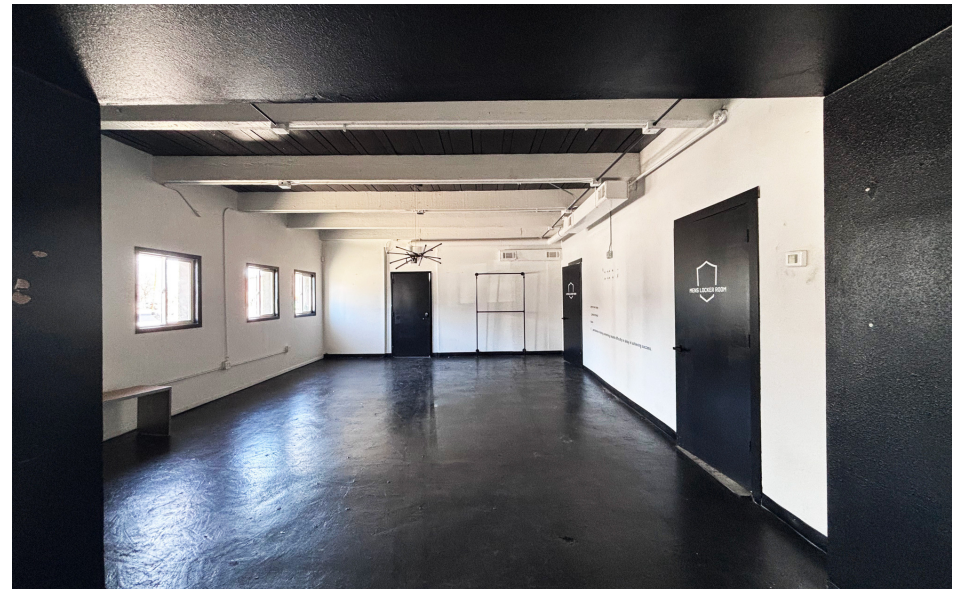
Zoning: C-MS-5

**Unit E:** 7,330 SF (Former Fitness Space)  
\$21.00/SF Full Service

**Unit F:** 4,400 SF (Existing Medical/Office)  
\$18.00/SF Full Service



**DOWNING STREET**







30TH & DOWNING  
LIGHT RAIL STATION

SUBJECT  
PROPERTY

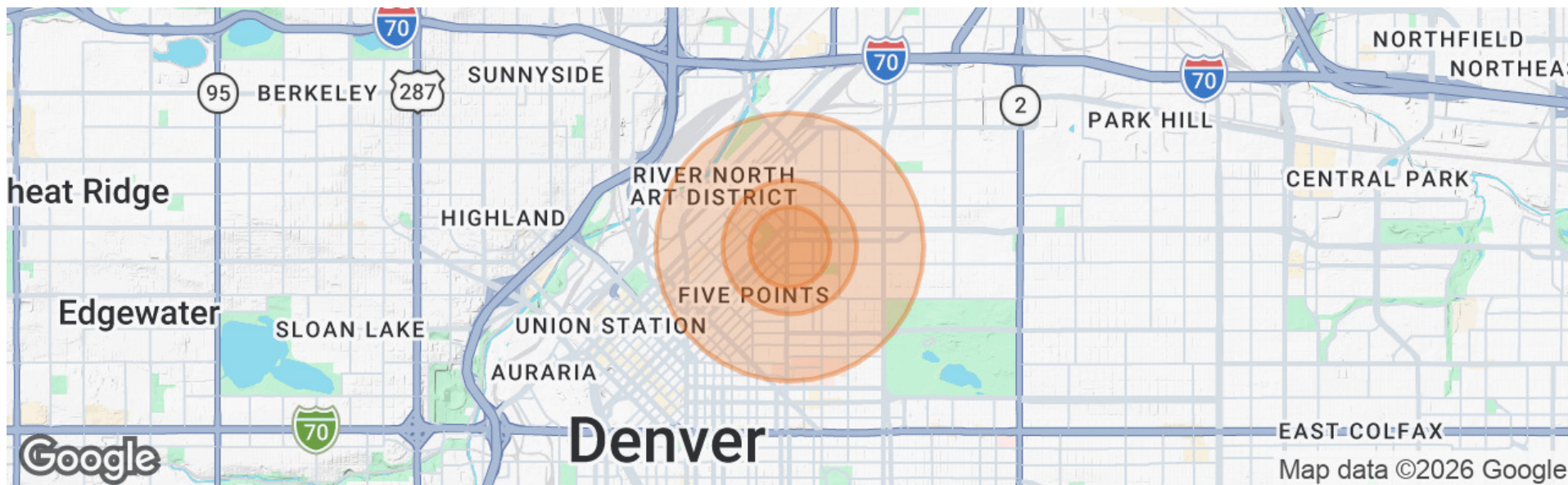
24 PARKING  
SPACES

N DOWNING ST

E 31ST AVE







**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,650	7,369	29,750
Average Age	32.6	32.6	33.1
Average Age (Male)	32.7	31.9	33.6
Average Age (Female)	33.2	32.7	32.4

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,290	3,629	15,628
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$136,122	\$130,812	\$125,180
Average House Value	\$663,823	\$667,275	\$658,614

2023 American Community Survey (ACS)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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