

FOR LEASE

3,520 SF Available

\$30.00/SF + \$10.50 NNN



4923 W. 38TH Avenue, Denver, CO 80212

For more information:

TYLER BRAY

303 808 9172

tyler@malmancre.com

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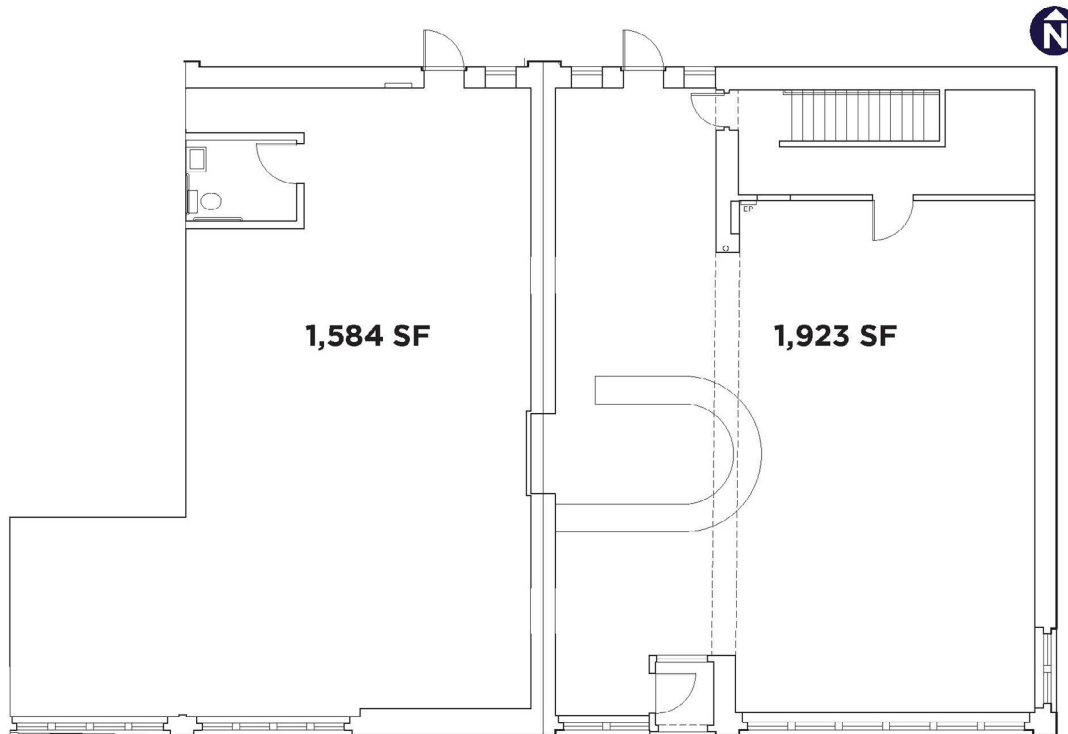
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Premises

» Come join one of Denver's premier retail neighborhoods! Situated in West Highlands, this property is ideally positioned for nearby residents and businesses. The building showcases the historic charm synonymous with the area and offers generous space suitable for a variety of uses. With the Tennyson Street cultural district in close proximity and popular businesses like Sprouts, King Soopers, and Snarfs just steps away, this property is strategically located to thrive in an already bustling and highly desirable neighborhood.



Property Facts

Available SF ±3,520 SF
(Divisible to 1,584 SF and 1,923 SF)

Year Built / Remodeled 1926 / 2019

Zoning U-MX-3
(Urban — Mixed Use — 3 Stories)

Parking Street Parking

Asking Rent Call Broker for Rate

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**SUBJECT
PROPERTY**



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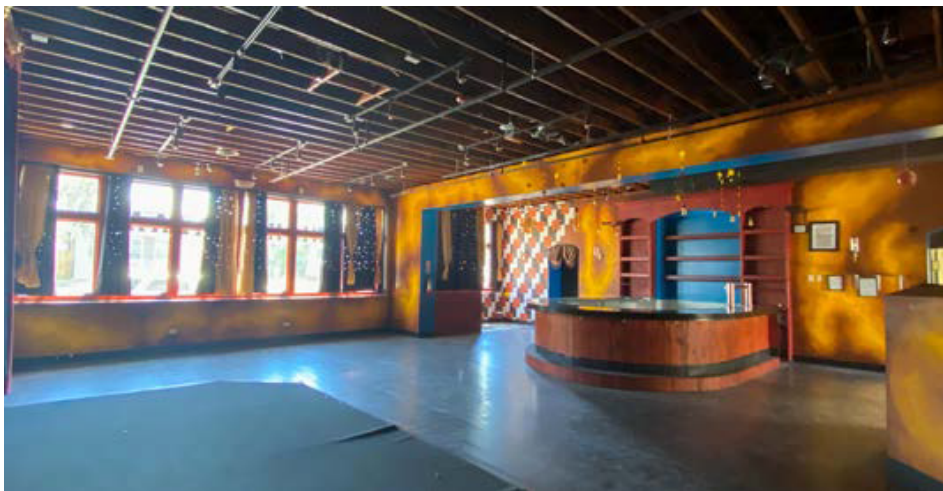


Demographics

	1-Mile	3-Miles	5-Miles
Population	20,859	166,524	442,210
Households (HH)	10,325	80,082	206,198
Average HH Income	\$140,627	\$122,006	\$111,527
Median Age	41.5	37.6	36.6

VPD

Intersection	VPD
Sheridan Boulevard & W. 38th Avenue	32,913
W. 38th Avenue & Zenobia Street	21,015



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