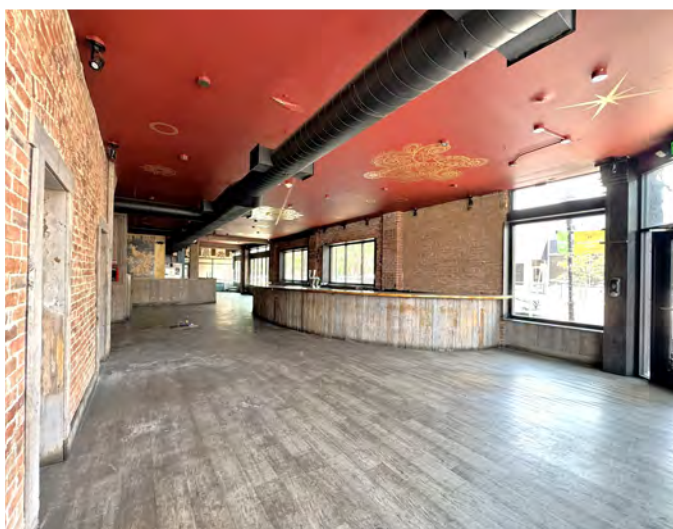


# FOR LEASE

PLATINUM CRE  
INVESTMENTS | BROKERAGE

## PREMIUM RESTAURANT SPACE IN HIGHLANDS 3496 W. 32nd Avenue, Denver, CO 80211



### ABOUT THE PROPERTY

3496 W. 32nd Avenue offers a rare opportunity to secure a 3,436 SF restaurant space in the center of West Highlands - widely regarded as one of the most desirable and proven restaurant corridors in the Denver Metro.

Positioned on a high-visibility corner at 32nd & Lowell, this second-generation space allows an operator to step into an established, high-performing neighborhood and bring a new concept to life.

The guest experience will be enhanced with open-air versatility by large windows that slide open as well as a prominent bar and multiple dining areas for gathering.

Ideal for experienced operators or expanding concepts seeking immediate market entry in a best-in-class submarket.

### CONTACT

**PAUL CATTIN, CCIM, MICP**  
o 303-630-0606 | c 303-775-3856  
paul@platinum-cre.com

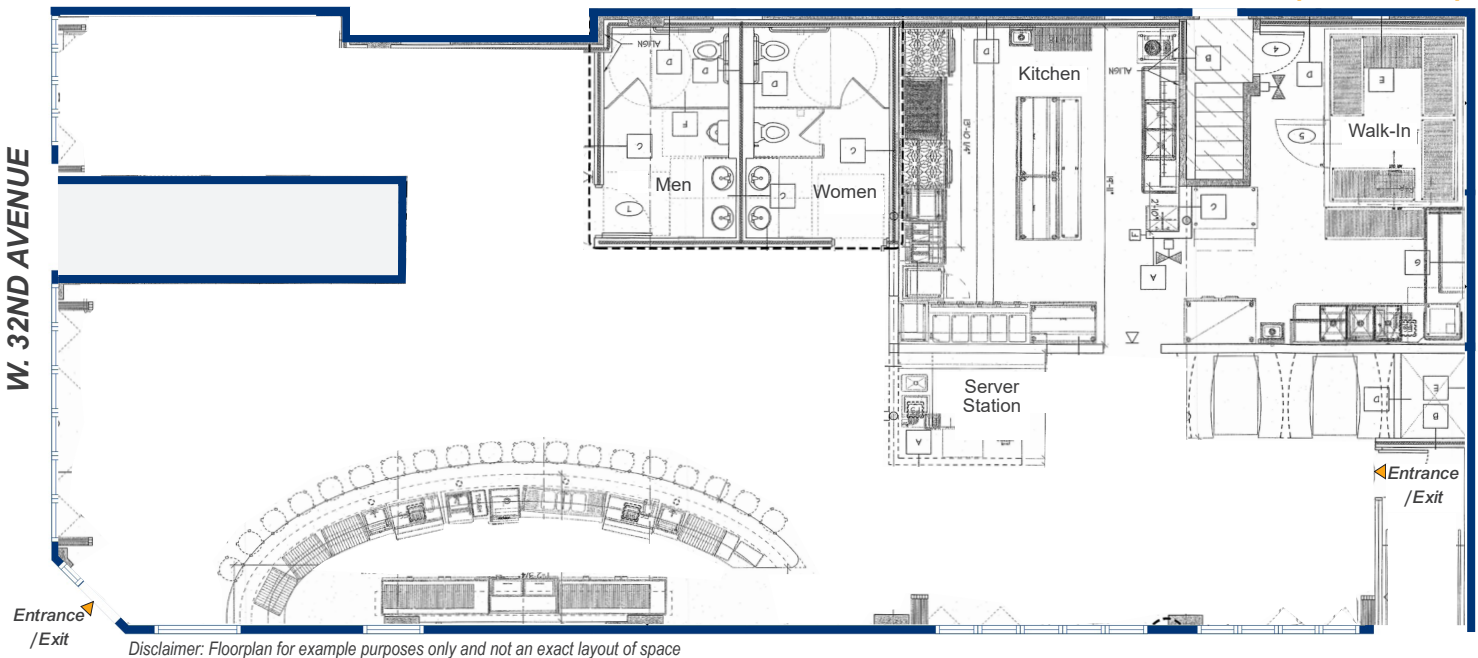
**ALEXIA MONTALVO**  
o 303-630-0606 | c 720-325-9039  
alexia@platinum-cre.com

**LEASE RATE: \$40.00/SF NNN**  
*(Estimated NNN Expense: \$17.25/SF)*

## PROPERTY HIGHLIGHTS

- Second-generation restaurant opportunity
- Prime corner location with strong visibility and frontage on 32nd Ave & Lowell Blvd
- Flexible dining configurations with prominent bar anchoring the main dining area
- Efficient front-of-house / back-of-house separation
- Large commercial kitchen area with 16 ft Hood, grease trap, 2 walk-in cooler/freezers, and dishwasher
- Transferable liquor license as well as cabaret
- Located within one of Denver's most established restaurant corridors

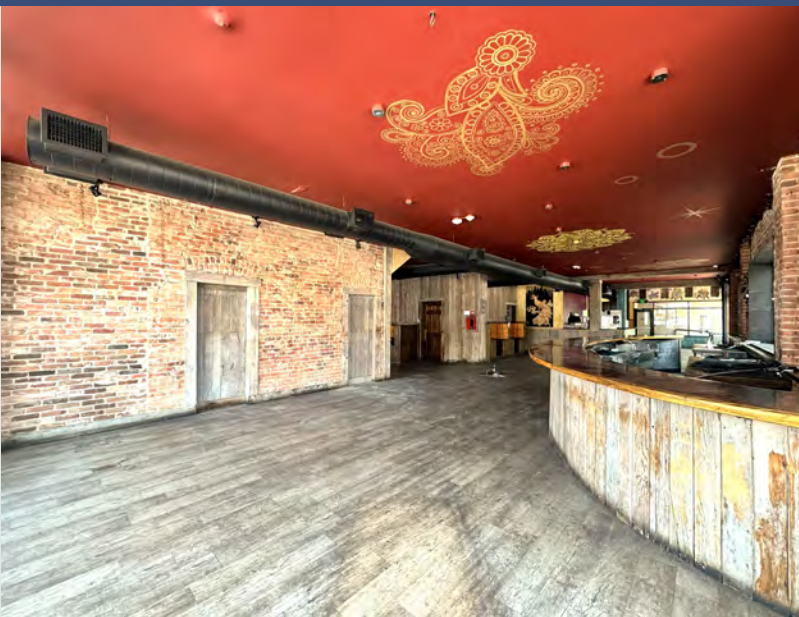
### FLOORPLAN - RESTAURANT (3,436 SF)



### FLOORPLAN - STORAGE / LOWER LEVEL









## WHY WEST HIGHLANDS

West Highlands consistently ranks among the most sought-after neighborhoods in the Denver Metro for restaurant and retail operators. The 32nd Avenue corridor is known for:

- Strong surrounding residential density with a highly engaged neighborhood community
- Affluent and loyal customer base that prioritizes local dining and shopping
- Established dining destination with consistent day and evening foot traffic
- Walkability and community-driven retail environment
- Continued reinvestment and long-term neighborhood stability

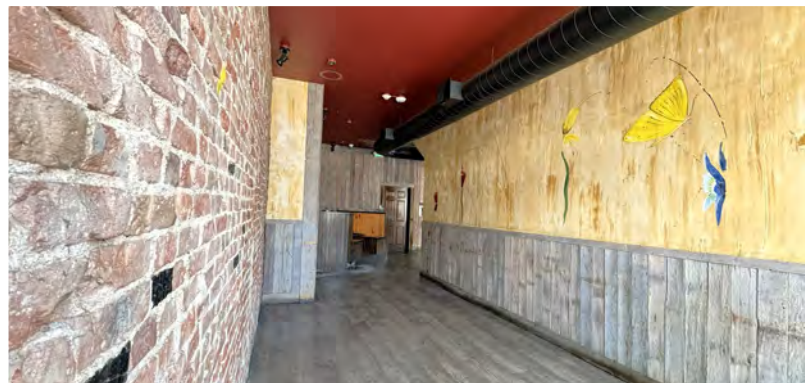
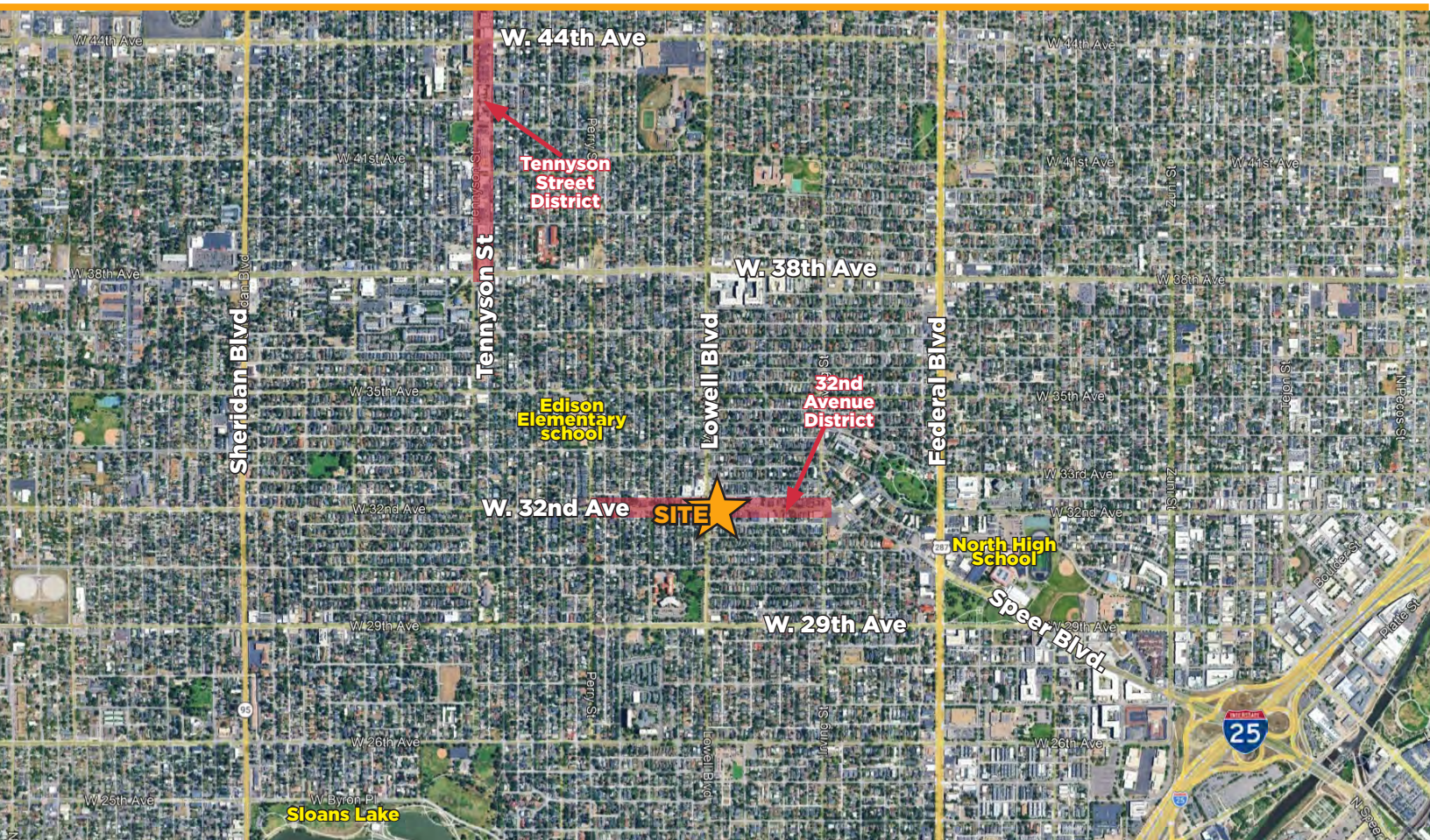
Beyond the immediate storefront presence, the area offers a true live-work-play lifestyle. Just minutes away, Sloan's Lake Park provides year-round outdoor activity, drawing joggers, families, and weekend visitors who frequent 32nd Avenue before and after their time at the park.

The neighborhood also benefits from seasonal community events and farmers markets that drive repeat traffic and strengthen local brand loyalty. The nearby Highlands farmers market and rotating artisan pop-ups create consistent weekend energy, bringing fresh foot traffic to the corridor and reinforcing the area's reputation as a destination for quality food and local businesses.

Residents and visitors alike enjoy proximity to neighborhood staples, boutique fitness studios, coffee shops, and specialty retail — creating steady morning, lunch, and evening demand. With convenient access to Downtown Denver, the Highlands, and surrounding West Denver neighborhoods, this location offers immediate visibility, sustained demand, and long-term growth potential.







**3496 W. 32ND AVENUE**  
DENVER, CO 80211

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