

VIRGINIA VILLAGE · SOUTHEAST DENVER

## A neighborhood storefront in the heart of it all

Move-in-ready retail in one of Denver's most established, amenity-rich submarkets — five miles southeast of downtown, framed by Colorado Boulevard, Interstate 25 and Cherry Creek. Surrounded by tens of thousands of families and a loyal, mature resident base with strong, steady spending power.

**700 SF**  
RETAIL SUITE

### THE SPACE

#### At a Glance



CROSS STREETS

**S Holly St & Jewell Ave.**



UNIT AVAILABLE

**Suite #8**



SUITE SIZE

**700 SF**



LEASE TERM

**5-Year Min. · NNN**



PARKING

**34 Surface Spaces**



SIGNAGE

**Unit Box & Monument**

RETAIL · FOR LEASE

Lease Rate

BASE RENT

**\$24/SF**

NNN (EST.)

**\$10/SF**

TOTAL

**\$34/SF**

### Property Highlights

- Move-in-ready suite with modern wood-decor accent walls and a warm shell condition, full-height storefront glass and abundant natural light.
- Across from The Hub at Virginia Village — a newly built townhome community adding rooftops and daytime traffic.
- Immediate access to I-25, Colorado Blvd. & S. Monaco Pkwy. — three of southeast Denver's key corridors.
- Newer parking lot with 34 spaces, refreshed façade and prominent monument signage on S Holly St.
- Flexible footprint ideal for services, wellness, office, boutique retail, café and neighborhood concepts.



ESTERS PUB · NEIGHBORHOOD



STOREFRONT RETAIL FRONTAGE



AVAILABLE SUITE · UNIT #8

### Suitable Uses

A flexible 700 SF shell well-suited to neighborhood-serving retail, service and wellness concepts

#### FOOD & BEVERAGE

Coffee & Espresso Bar

Juice & Smoothie Bar

Bakery & Patisserie

Gelato & Dessert

Specialty Deli & Grab-and-Go

#### HEALTH & WELLNESS

Acupuncture & Chiropractic

Physical Therapy

Skincare & Med-Spa

Optometry & Eyewear

Dental & Orthodontics

#### FITNESS

Boutique Yoga / Pilates / Barre Studio

#### PROFESSIONAL

Real Estate & Insurance

Financial Advisory

Accounting / Tax / Legal

Title & Mortgage

#### RETAIL & SPECIALTY

Gift & Home Goods

Florist

Apparel & Children's Boutique

Pet Boutique

#### FAMILY & EDUCATION

Tutoring & Enrichment

Children's Music & Art

## A Deep, Dependable Customer Base

Within a two-mile radius, the trade area pairs **established, higher-income households** with a **family-forming median age of 36.5** — a balanced mix of growing families and a mature, long-tenured population. Nearly **88,500 residents** and **41,500 households** anchor steady, year-round demand, and median household income is projected to climb 3.0% annually through 2030.

**88,534**

POPULATION (2025)  
+15% since 2010

**41,487**

HOUSEHOLDS  
avg. size 2.09

**\$129,676**

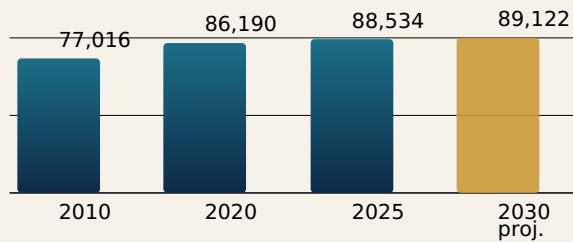
AVG. HH INCOME  
per capita \$61,194

**36.5**

MEDIAN AGE  
vs. 39.1 U.S.

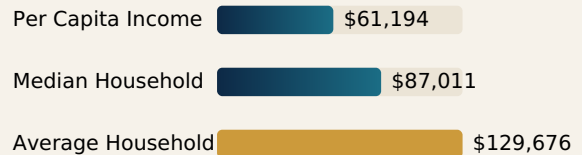
### POPULATION GROWTH

2-mile radius · 2010–2030 (Esri projection)

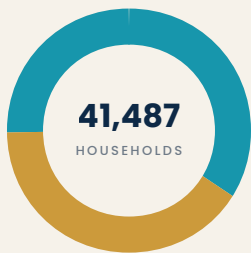


### INCOME & SPENDING POWER

2-mile radius · 2025 (annual, USD)



**+3.0%** Median household income projected to rise to **\$100,875** per year by 2030.



Renter 59%  
Owner 41%

### HOUSEHOLDS & HOUSING

Tenure mix & market indices

Avg. Household Size **2.09**

Diversity Index **66.2**

Wealth Index **100**

Households (2030) **41,585**

### WHY IT WORKS FOR RETAIL

What the numbers mean for a tenant

- **Built-in daytime & evening traffic** from a dense renter base layered over long-tenured homeowners.
- **Above-average spending power** — average household income near \$130K with rising median incomes.
- **Resilient, balanced demographics** spanning young families and an established mature population.

## Why Virginia Village

Virginia Village is a quiet, tree-lined pocket of southeast Denver prized for its location — bounded by **Colorado Boulevard**, one of the city's busiest commercial arterials, to the west; **Interstate 25** to the southwest; and **Cherry Creek** to the northeast. Residents enjoy a walkable urban-suburban feel with bars, restaurants, coffee shops and parks. The result is a deep, dependable customer base: long-tenured families and a mature, established population layered with newer townhome development at **The Hub at Virginia Village**.

### SHOPPING & ANCHORS

- Cherry Creek Shopping Center
- Target · University Hills
- Home Depot · Best Buy
- Nordstrom Rack · Tiffany & Co.
- Natural Grocers · Safeway

### DINING & ENTERTAINMENT

- Esters Neighborhood Pub
- Dave & Buster's
- UA Colorado Center & IMAX
- Old Chicago · Pei Wei
- Starbucks · McDonald's

### PARKS & RECREATION

- Cook Park — 44 acres of fields & trails
- James A. Bible Park — 85 acres
- High Line Canal Trail
- Wellshire Golf Course
- Four Mile Historic Park

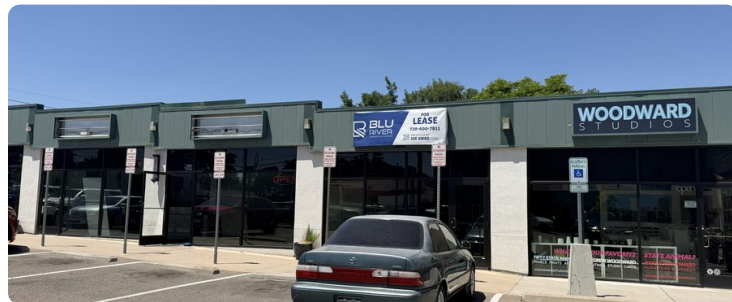
### CORRIDORS & ACCESS

- Colorado Blvd. — retail arterial
- Interstate 25 — minutes to DTC
- S. Monaco Pkwy & Evans Ave.
- ±5 mi to Cherry Creek
- ±5 mi to Downtown Denver



AREA AERIAL · 1950 S HOLLY ST

1950 S HOLLY ST · UNIT #8



AVAILABLE SUITE · UNIT #8 STOREFRONT



MONUMENT SIGNAGE · 1950 SOUTH ON S HOLLY ST