



FOR LEASE
NEIGHBORHOOD RETAIL IN PLATT PARK/DU AREA

2383 S Downing Street, Denver, CO 80210

Available Space: 2,000 SF
Lease Rate: \$26/SF/YR

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HENRY GROUP
REAL ESTATE

OFFERING SUMMARY

Well-located 2,000 SF street-level retail space available in a single-level neighborhood strip along South Downing Street, serving a stable residential base with strong daytime activity. The property sits just south of DU and adjacent to Platt Park, in a corridor characterized by long-standing service and lifestyle businesses.

The space is best suited for service-oriented, professional, wellness, or specialty retail tenants seeking visibility, ease of access, and long-term tenancy. The prior use was a dispensary; cannabis use is not permitted. The space will be delivered as-is, which is reflected in the lease rate. Two bonus basement spaces are included at no additional charge. Ownership is flexible on rent commencement and will consider free rent to offset tenant improvements for qualified users.

Surrounding tenants include Roaming Buffalo Bar-B-Que, Tonsorium Barber Shop, Green Giraffe Juice Bar, Vivid Vintage Clothing, PHT Home Automation, and 303 Windows, creating a complementary mix of neighborhood-serving businesses.

WELCOME TO PLATT PARK / SOUTH DOWNING CORRIDOR

Located along South Downing Street just south of the University of Denver, this stretch of Platt Park functions as a true neighborhood-serving retail corridor. The area benefits from a stable residential base, strong daytime population tied to the university and surrounding offices, and consistent foot and vehicle traffic driven by daily-use businesses.

Platt Park is known for its established housing stock, walkability, and demand for professional services, wellness, and specialty retail that integrate seamlessly into the neighborhood. Unlike destination-heavy corridors, South Downing supports long-term, service-oriented tenants who value visibility, accessibility, and repeat local customers.

With proximity to Platt Park, DU, and the broader South Denver trade area, this location offers a durable setting for businesses seeking a neighborhood presence rather than a transient retail environment.

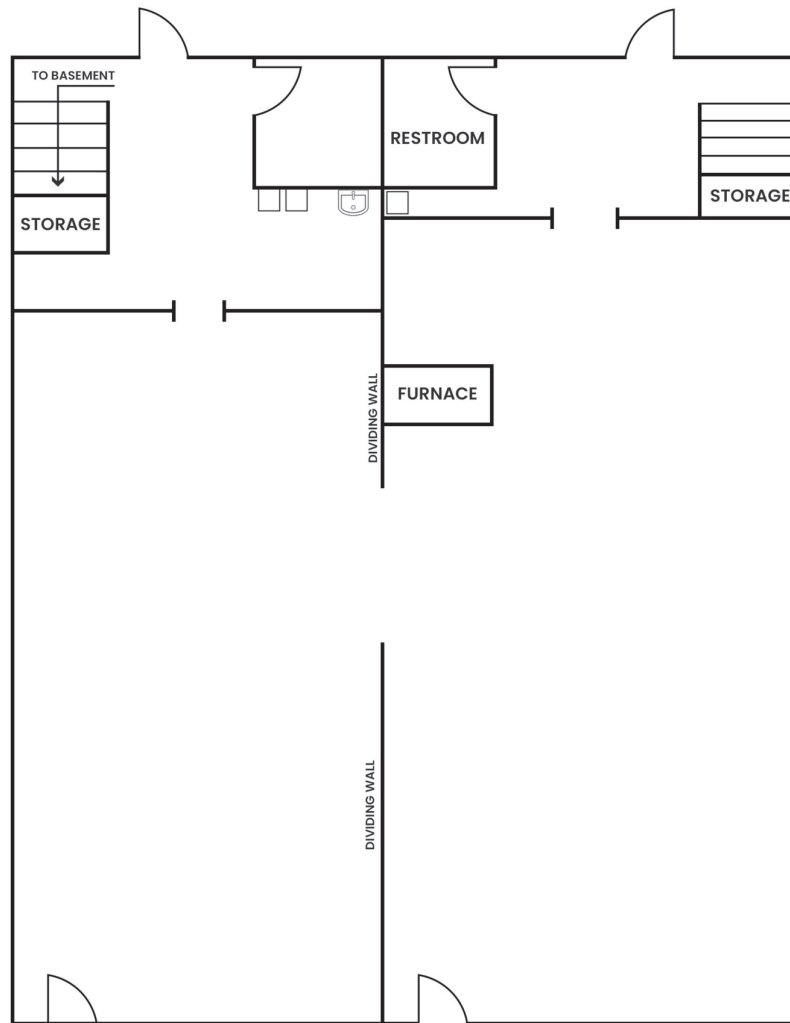


Property Address	2383 & 2391 South Downing Street, Denver, CO 80210
Type	Street Retail/Storefront Office
Building Size	5,900 SF
Year Built	1946
Zoning	G-MX-3
Available Space	2,000 SF
Lease Rate	\$26/SF/YR
NNN's	\$10.00/SF

PROPERTY HIGHLIGHTS

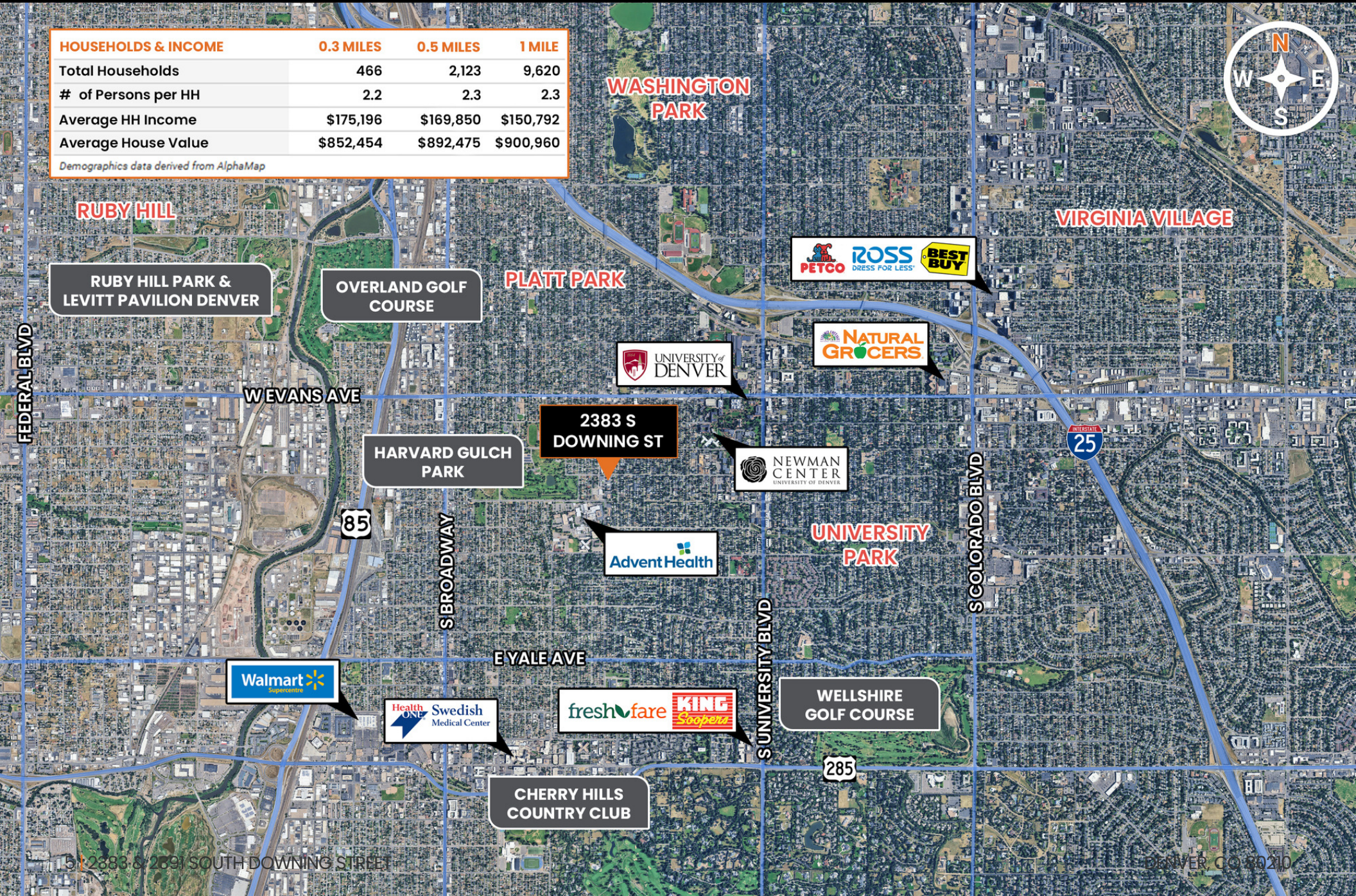
- 2,000 SF retail or storefront personal services space
- Two bonus basement spaces (no charge)
- Available off-street parking
- Strong neighborhood demographics and daytime population
- Rent abatement available to offset improvements (qualified tenants)
- Two restrooms
- Not suitable for restaurant or cannabis use





HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	466	2,123	9,620
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$175,196	\$169,850	\$150,792
Average House Value	\$852,454	\$892,475	\$900,960

Demographics data derived from AlphaMap



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