

FOR LEASE



400-410 E. 7th Ave.

Denver, CO 80203

TURNKEY RESTAURANT AND RETAIL OPPORTUNITY IN GOVERNOR'S PARK



Availability 1,500-3,886 SF

Basement 1,543 SF

Rental Rate \$35.00/SF NNN

Parking Up to 40 Spots Available
in Adjacent Surface Lot,
(Negotiable)

NNNs \$8.24/SF



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**400-410
E. 7TH AVE.**
Denver, CO 80203

Building Size 3,886 SF

Land Size 0.79 AC (TBD)

Stories 1

Zoning G-MX-3

Built 1949

Governor's Park Neighborhood

What sets Governor's Park apart is its completeness as an urban neighborhood. Residents enjoy unprecedented daily convenience: Trader Joe's for groceries is a 5-minute walk; Angelo's Taverna for oysters and pizza is around the corner, and many more restaurants and cafes. From morning espresso at a neighborhood cafe to an evening aperitivo at Vesper Lounge, residents can live car-free without sacrifice.

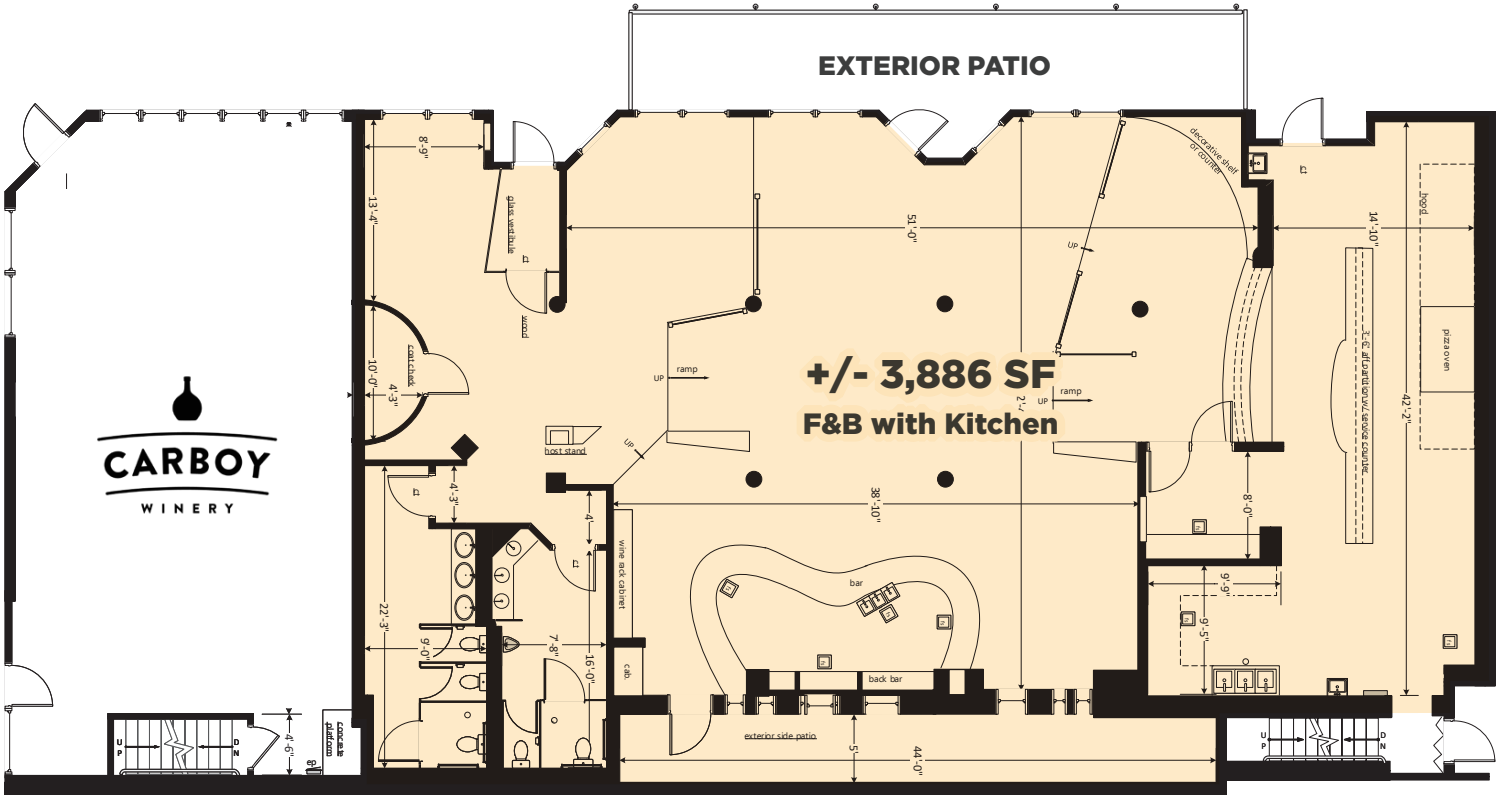
The neighborhood's authentic character stems from its historic fabric (Victorian homes, tree-lined streets, and human-scaled sidewalk) combined with modern urban amenities. Unlike master-planned communities, Governor's Park evolved organically over 130+ years, creating the diversity and authenticity that today's renters seek and will pay premium rents to access.



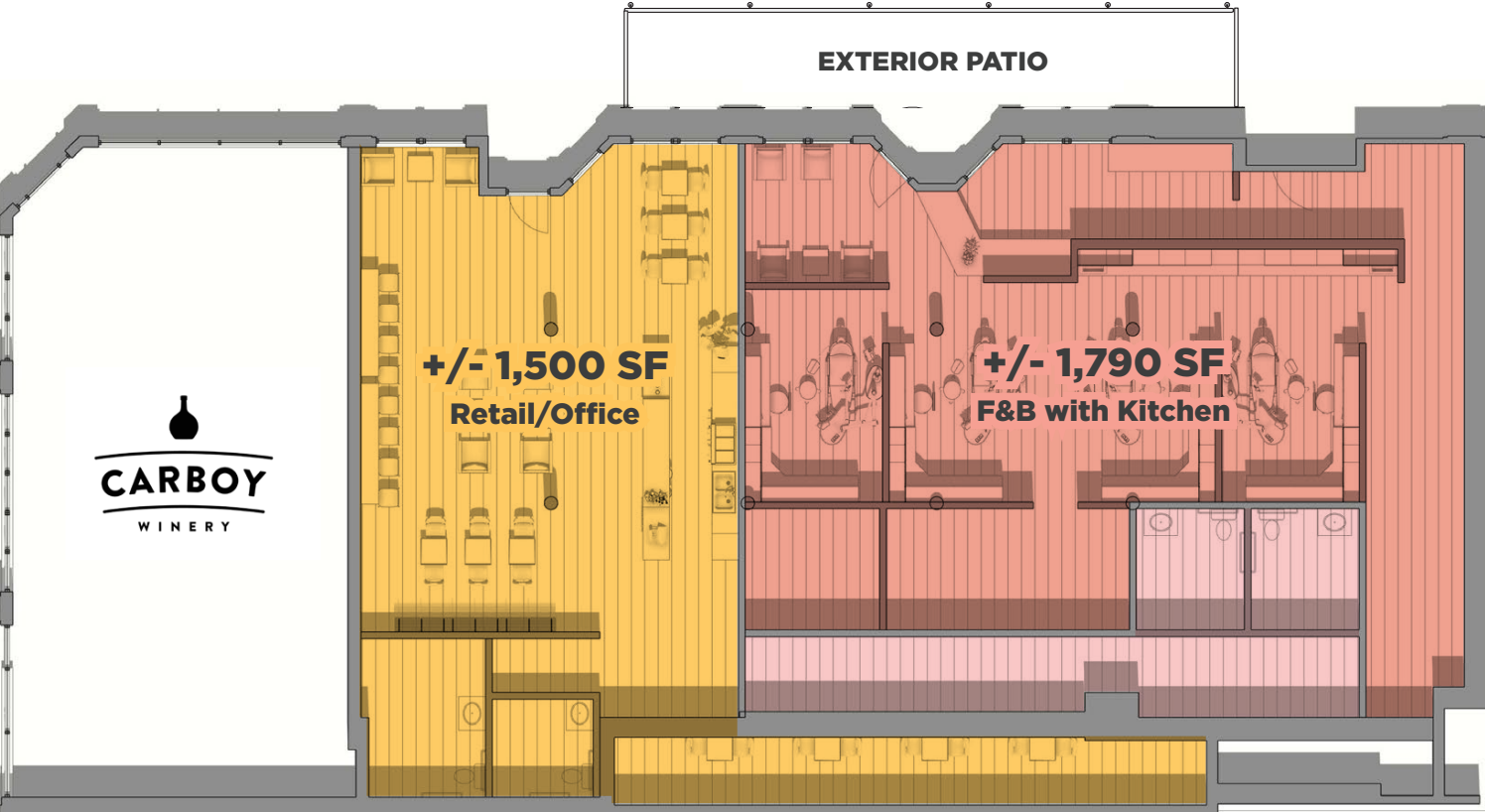
Demographics

	1 MILE	3 MILE	5 MILE
2024 POPULATION	48,273	241,344	534,907
MEDIAN AGE	35.5	36	36.3
DAYTIME EMPLOYEES	47,079	267,930	397,949
AVERAGE HOUSEHOLD INCOME	\$102,300	\$117,519	\$112,170

Option 1 The space is ideal for a restaurant concept that utilizes the entire space.



Option 2 It can also be altered to provide unique opportunities for retail, food & beverage and office.



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