

RETAIL FOR LEASE



PARK 17

1270 East 17th Avenue, Denver, CO 80218

Available SF: 2,705 SF

Lease Rate: \$38/SF NNN | Est. NNN's \$15/SF



HENRY GROUP
REAL ESTATE

Patrick Henry Principal | Pat@henrygroupre.com | 303.625.7444
Parker Beasley Broker Associate | parker@henrygroupre.com | 720.633.5593



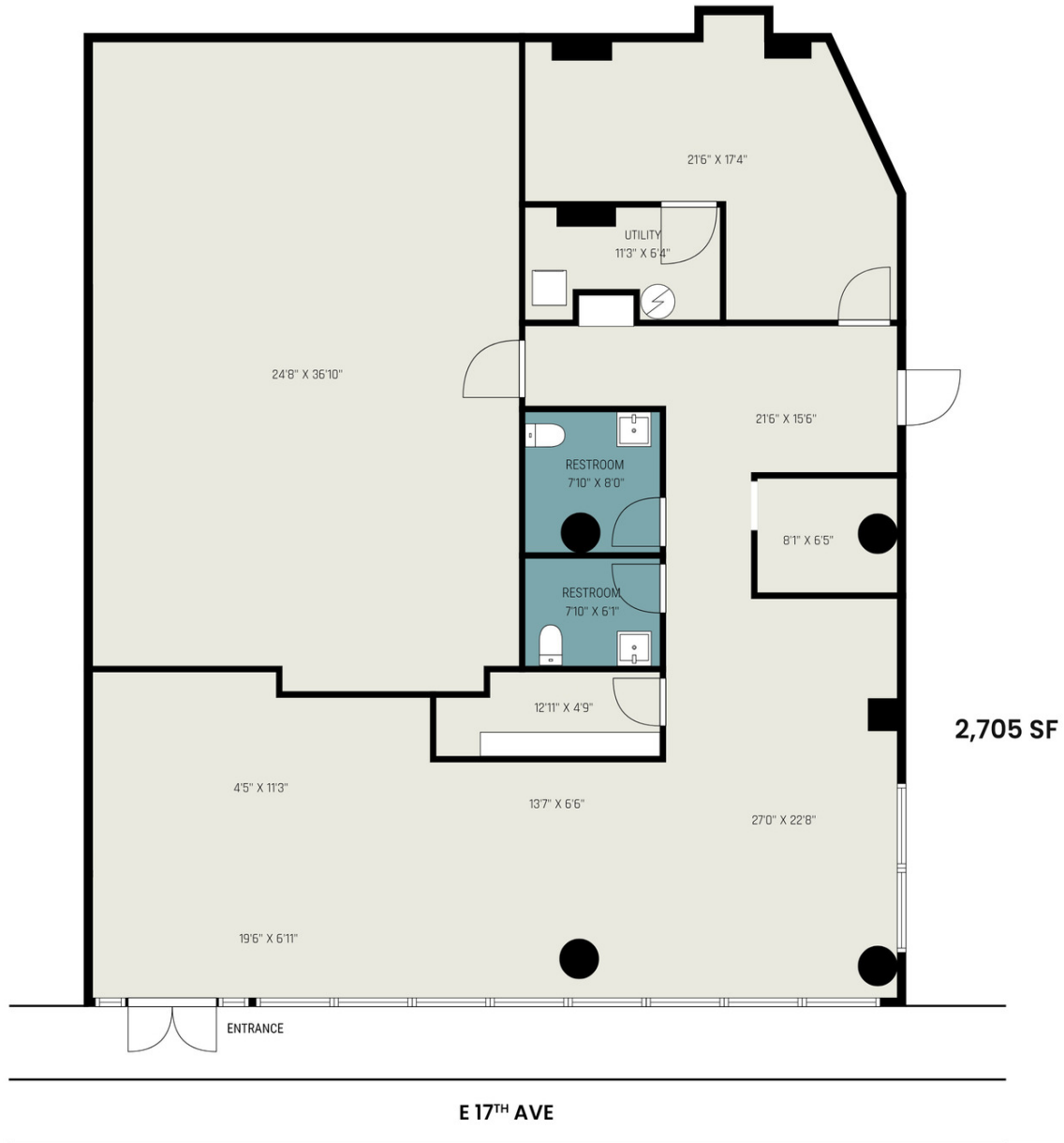
OFFERING SUMMARY

Property Name:	Park 17
Property Address:	1270 E 17th Avenue Denver, CO 80218
Number of Multifamily Units:	190
Number of Retail Units:	Five (5)
Available SF:	2,705 SF
Lease Rate:	\$38/SF NNN Est. NNN's \$15/SF

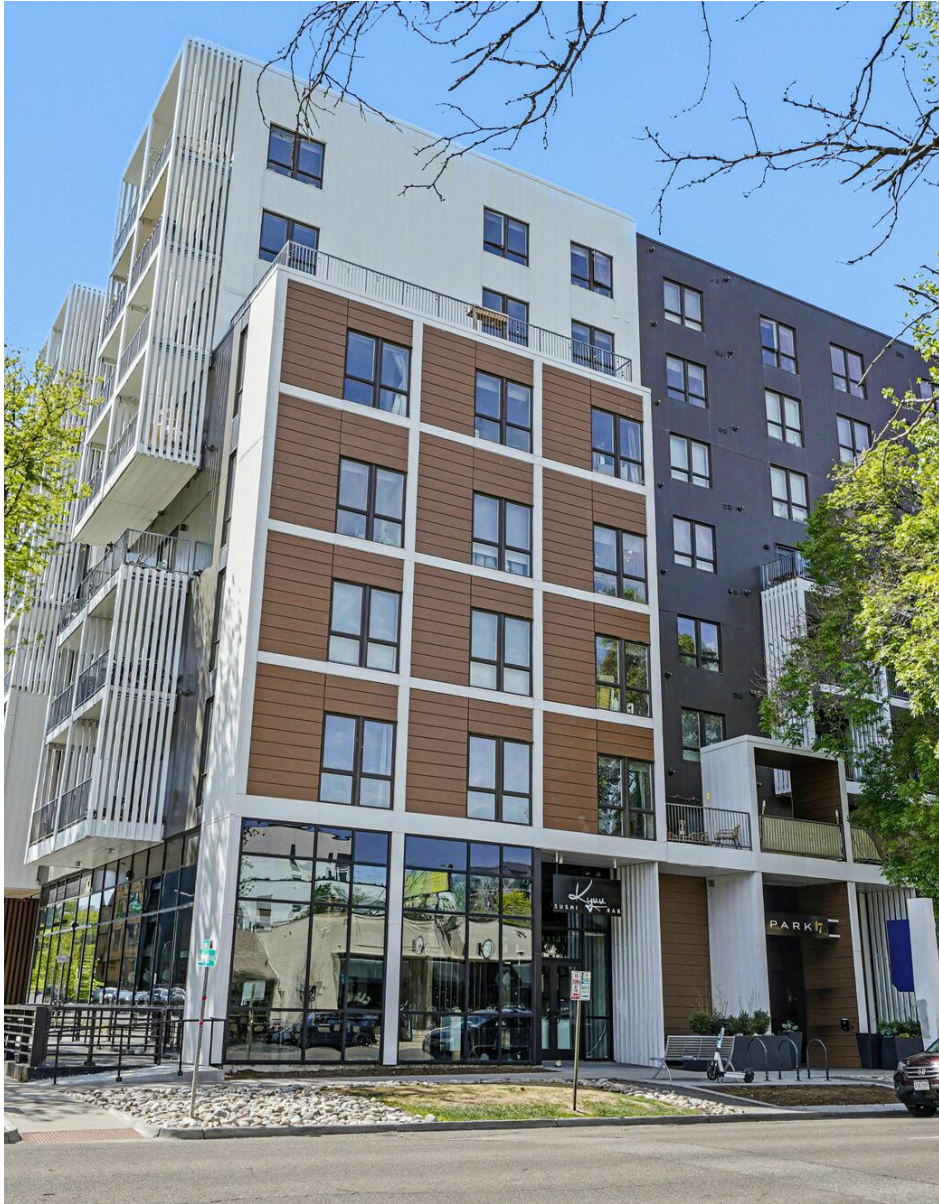
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	31,250	81,275	124,072
Total Population	48,077	136,457	222,225
Average HH Income	\$104,284	\$130,685	\$142,688

PROPERTY HIGHLIGHTS

- 18' Floor-To-Ceiling Storefront And Side Windows Providing Excellent Visibility And Natural Light
- 2nd Generation Space
- Built-In Customer Base From 190 On-Site Apartment Units
- 31 Covered Parking Stalls In Attached Garage Dedicated To Retail
- Located On The Active East 17th Avenue Corridor
- Three Major Hospital Campuses Within ½ Mile (Intermountain Health St. Josephs, HCA HealthOne Presbyterian St. Luke's, Kaiser Permanente)
- Walkable To City Park, Denver Zoo, And Museum Of Nature & Science
- Surrounded By Dense Residential, Medical, And Employment Uses
- **Join These Other Retailers:** Ollie & Parks Tapas Bar, Sesen Skin Body Wellness, Kyuu Sushi & Bar (May 2026)











CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupe.com