



Ownership is Motivated to Make a Deal – Bring Us a Tenant!

PARK 17

1270 East 17th Avenue, Denver, CO 80218

Available SF: 2,705 SF

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



HENRY GROUP
REAL ESTATE

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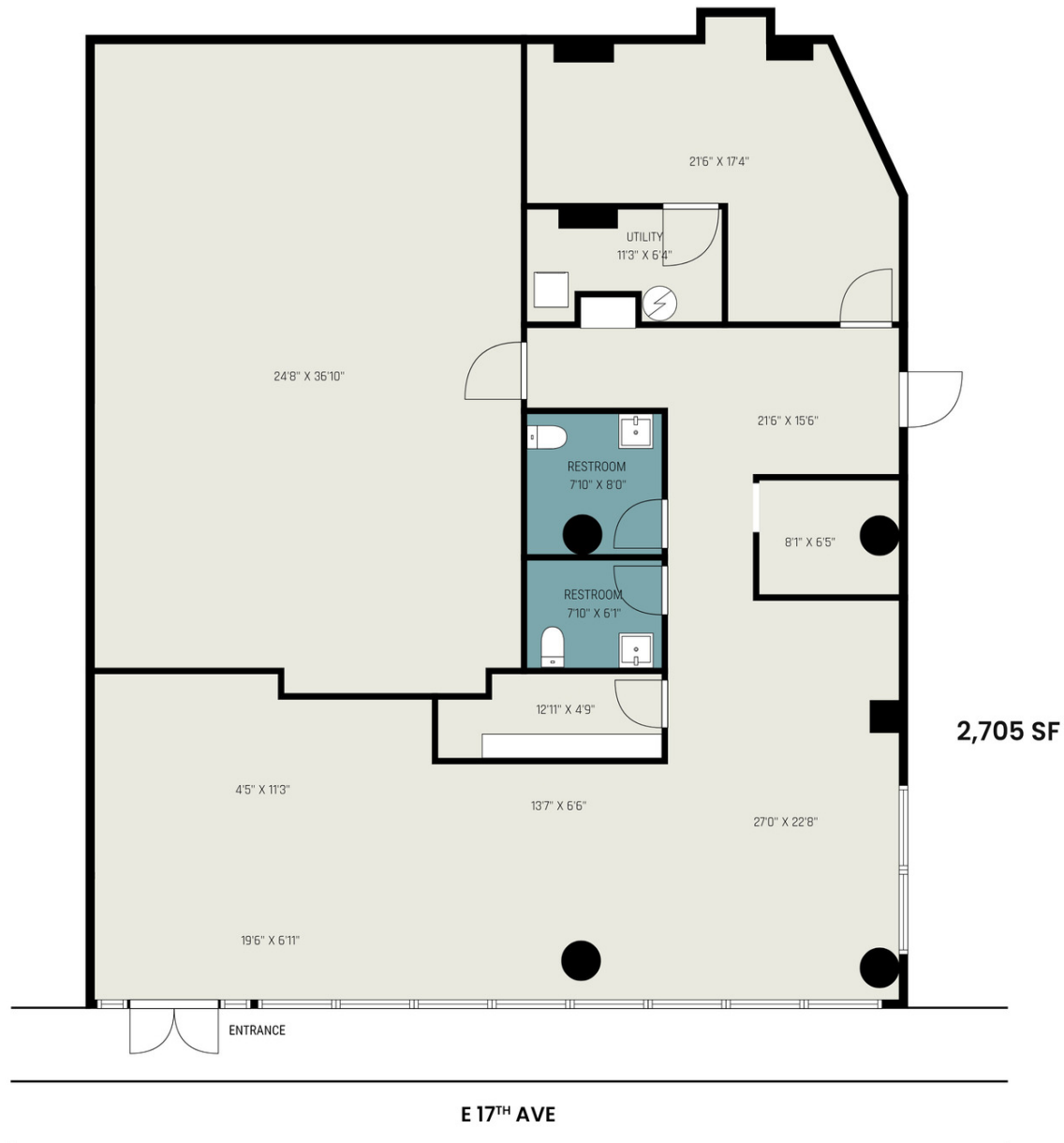
PARK 17 OFFERING

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/YR Est. NNN's \$15/SF/YR

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

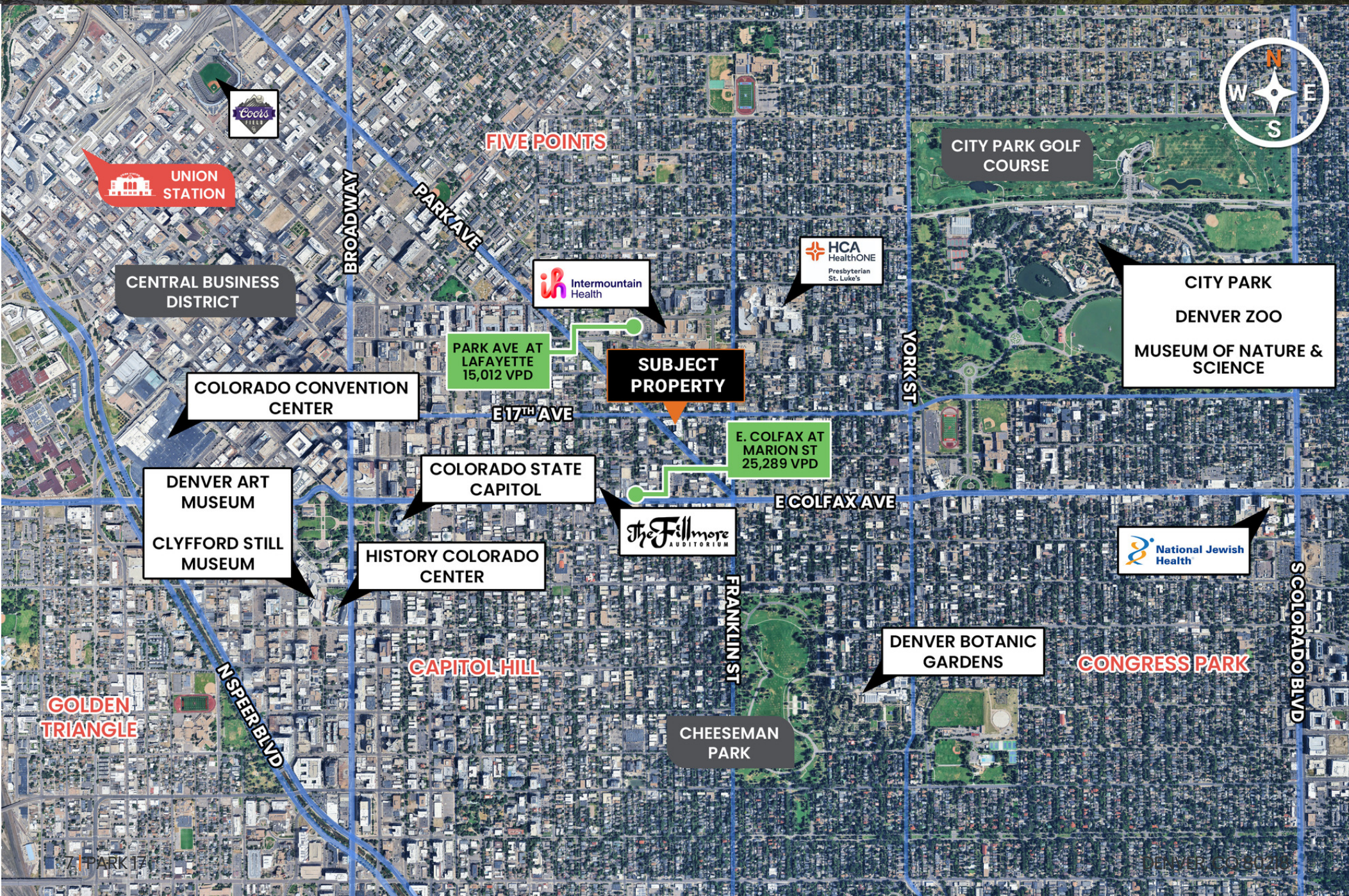
- 18' Floor-To-Ceiling Storefront And Side Windows Providing Excellent Visibility And Natural Light
- 2nd Generation Space
- Built-In Customer Base From 190 On-Site Apartment Units
- 31 Covered Parking Stalls In Attached Garage Dedicated To Retail
- Located On The Active East 17th Avenue Corridor
- Three 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)











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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.



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