

FOR LEASE

2025-2027 S UNIVERSITY BLVD DENVER, CO 80210



PRIME RETAIL STOREFRONT NEAR UNIVERSITY OF DENVER

PROPERTY OVERVIEW

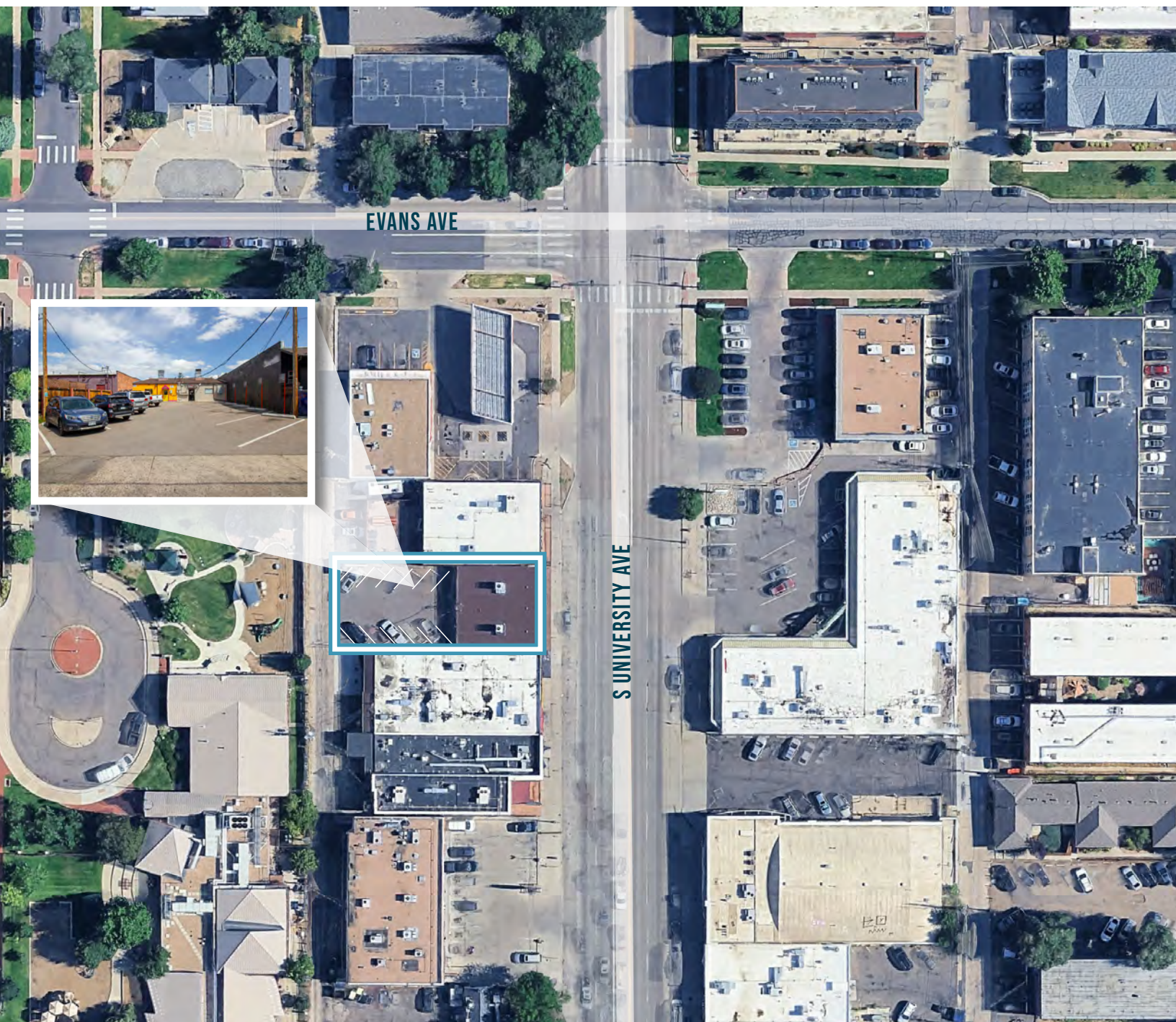
LEASE RATE:	\$3,800/MO NNN PER UNIT
BUILDING TYPE:	RETAIL
AVAILABLE SF:	1,250-2,500
LOT SIZE:	6,305 SF
ZONING:	C-MS-8
PARKING:	5 DEDICATED PARKING SPACES PER UNIT, 10 TOTAL
EST OPEX (2026):	\$13.37/SF

PROPERTY HIGHLIGHTS

- Prime University & Evans location
- Dedicated rear parking
- Steps away from the University of Denver
- Two-tenant space that can be converted to single-tenant
- High household income in immediate area
- Bright, clean space ideal for retail, food, fitness, personal care, or service users
- Significant daytime and nighttime pedestrian traffic
- Perfect for personal services/fitness, retail, office, bank



SITE OUTLINE



FOR MORE INFORMATION, PLEASE CONTACT

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