



Retail/Office For Lease

2120 Grape Street, Denver, CO 80207

Base Rent: \$12.34/SF NNN
NNN: \$5.66/SF

Size: 1,000-2,500 SF

*Units A & B combined for 2,500 SF

County: Denver

Year Built: 1961

Highlights

- Unit A: 3 offices, waiting area and open area. 1,500 SF
- Unit B: 3 offices, waiting room and storage. 1,000 SF
- Located near numerous restaurants, retail services, and neighborhood amenities
- Convenient access to I-25, Colorado Boulevard, and Hampden Avenue

Contact

Heather Taylor

Principal

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Anthony Palumbo

Vice President

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Impact Commercial Real Estate

7000 S. Yosemite St., Ste 290

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UNIT A



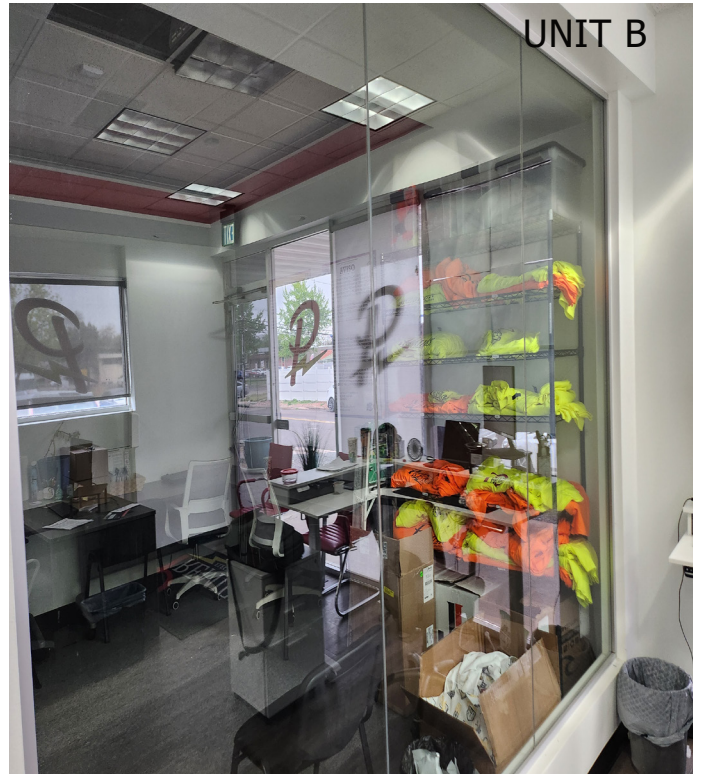
UNIT A



UNIT B



UNIT B



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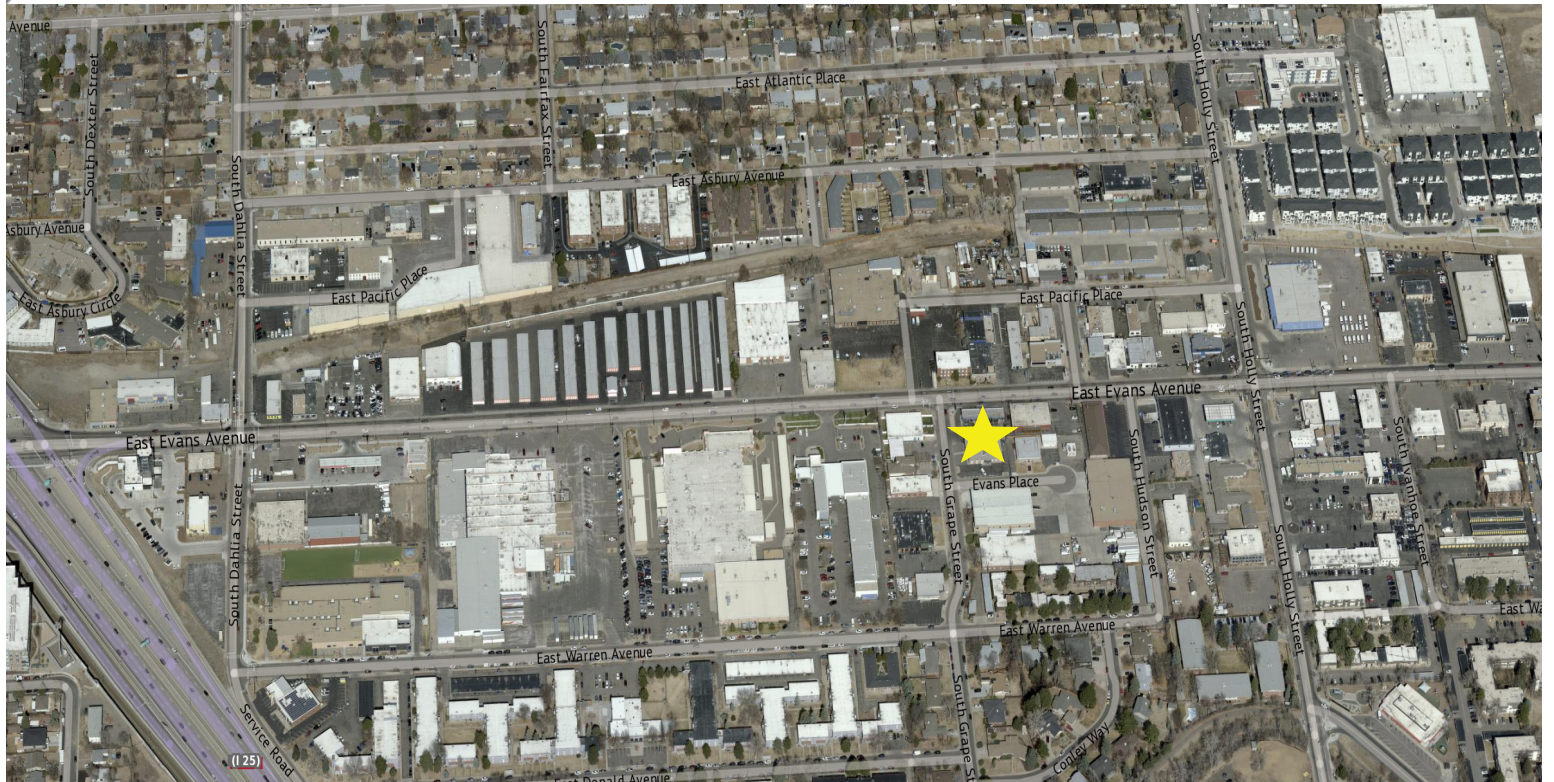
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DEMOGRAPHICS

Population	1 mile	2 miles	3 miles
2030 Projection	20,553	92,953	187,783
2025 Estimate	20,018	90,819	183,380
Median Age	40	37.4	38.3
Households	1 mile	2 miles	3 miles
2030 Projection	9,359	43,357	87,773
2025 Estimate	9,100	42,331	85,619
Household Income	1 mile	2 miles	3 miles
205 Average	\$121,296	\$114,751	\$124,400
2025 Median	\$88,175	\$81,639	\$89,218

Source: Google Maps

Source: CoStar

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