




**ROCHE
& COMPANY**

FASCINATION ST. FINE ART

2727 E. 3rd Avenue, Unit G
a cherry creek north property

RETAIL CONDOS FOR SALE OR FOR LEASE

**CHERRY
CREEK
NORTH** 



Offerings

- 2727 E. 3rd Avenue, Unit G. Includes Basement
- 1,745 Square Feet
- 2 Off Street Reserved Parking Spaces

Asking Sales Price: \$2,950,000

Asking Leasing Price: \$100.00 PSF



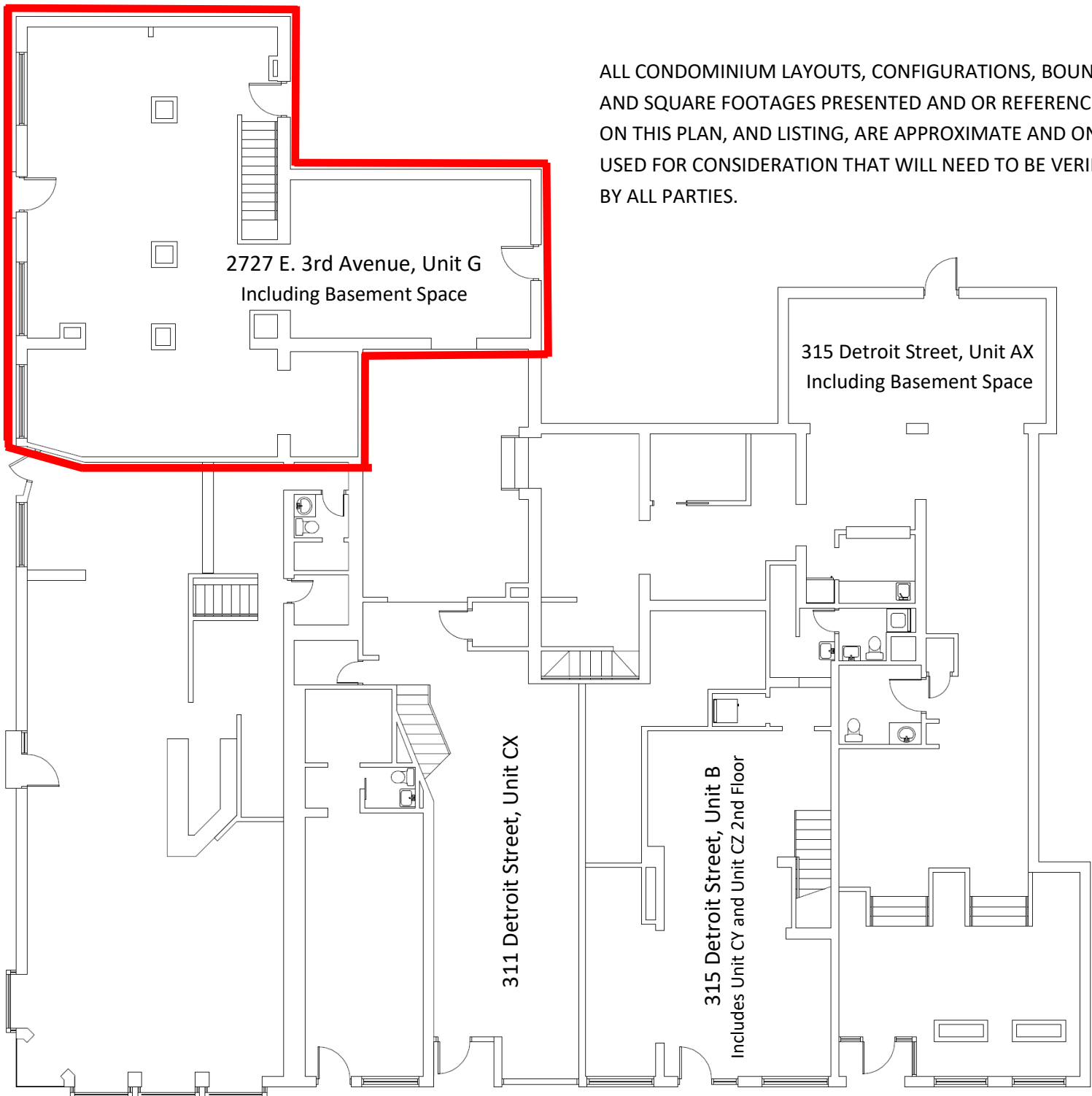
DATE: 31MAY25
PROJECT:
2025-DETROIT

THIRD AND DETROIT
DENVER, CO


C. PELL, ARCHITECT, LLC
cpell_arch@vahoo.com
6354 S. BLANCHARD W.A.Y., 303-718-1343

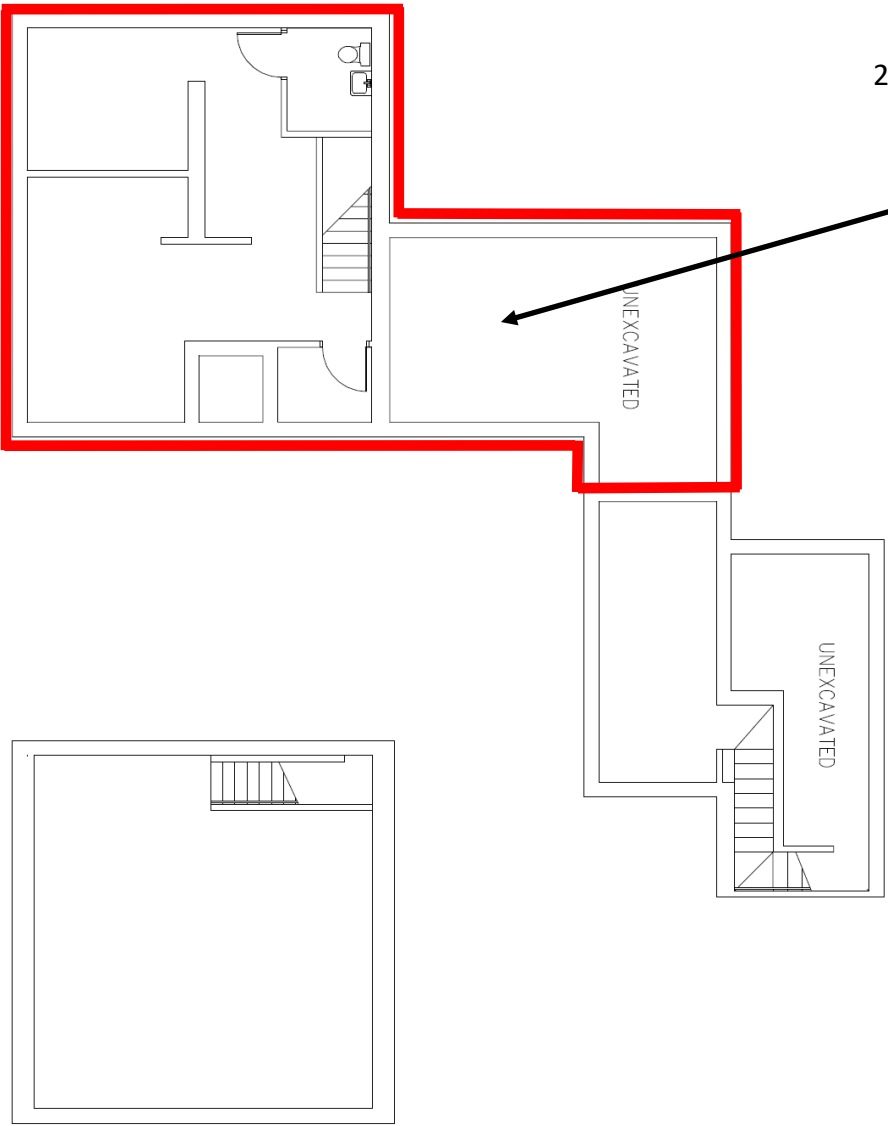
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ALL CONDOMINIUM LAYOUTS, CONFIGURATIONS, BOUNDRIES AND SQUARE FOOTAGES PRESENTED AND OR REFERENCED ON THIS PLAN, AND LISTING, ARE APPROXIMATE AND ONLY USED FOR CONSIDERATION THAT WILL NEED TO BE VERIFIED BY ALL PARTIES.

2727 E. 3rd Avenue, Unit G
Basement Space



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BASEMENT

DATE: 31MAY25
PROJECT: 2025-DETROIT

THIRD AND DETROIT
DENVER, CO

 C. PELL, ARCHITECT, LLC
cpell_arch@yahoo.com
6354 S. BLACKSTONE WAY, 303-218-1343



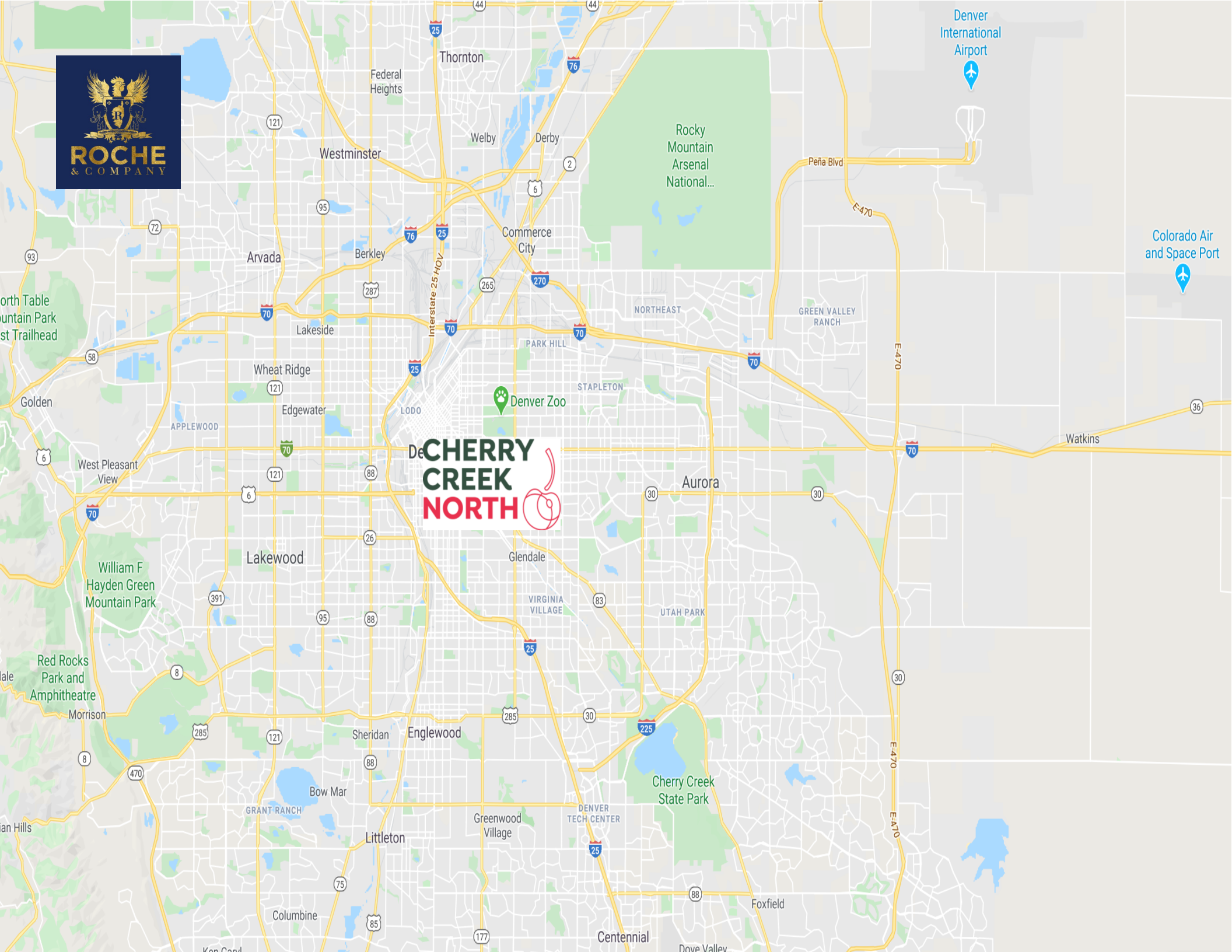
Cherry Creek North, the preeminent residential, retail and office district in Colorado and the Rocky Mountain region.

One hundred and forty years ago, Cherry Creek North was part of a small town called Harman. Since then, Cherry Creek North has emerged as a staple in the fabric of Denver and Colorado, blossoming into a very special mixed-use district.

Today, nearly 600 businesses make up the area's 16 walkable blocks, where you can find a variety of independent and international retailers featuring unique fashion, jewelry and home furnishing stores, spas, salons, art galleries, and restaurants.

Cherry Creek North's future is bright. More residential mid-rises, luxury hotels and state-of-the-art office buildings are developing throughout the district. In the last five years alone, residential units have increased 23%, hotel rooms have increased 69%, office space has increased 22% and retail space has increased 19%. The development has resulted in new, unique businesses opening their doors, treasured retailers expanding their spaces and more visitors dubbing Cherry Creek North their favorite destination.

With an exceptional mix of classic and contemporary retail and restaurants, a great lineup of events year round, and more grand openings on the way, Cherry Creek North has it all.



De**CHERRY
CREEK
NORTH**

Denver
International
Airport

Colorado Air
and Space Port

Thornton

Westminster

Arvada

Wheat Ridge

Lakewood

Sheridan

Littleton

Englewood

Greenwood Village

Centennial

Welby

Derby

Commerce City

PARK HILL

Glendale

VIRGINIA VILLAGE

Greenwood Village

DENVER TECH CENTER

Rocky Mountain Arsenal National...

NORTHEAST

GREEN VALLEY RANCH

UTAH PARK

Cherry Creek State Park

Foxfield

North Table Mountain Park
East Trailhead

Golden

West Pleasant View

William F Hayden Green Mountain Park

Red Rocks Park and Amphitheatre

Morrison

San Hills

Columbine

177

Dove Valley



Interstate 25 HOV

Peña Blvd

E-470

E-470

I-70

I-30

E-470

E-470

121

95

72

93

58

6

121

88

391

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Watkins

Dove Valley



Roche Fore
Principal / Managing Broker

Roche & Company
219 Detroit Street
Denver, Colorado 80206

Web: www.rochecompany.com
Email: roche@rochecompany.com
Phone: 720-560-5605