FOR LEASE

427 E. 17TH AVE.

427 E. 17TH AVE., DENVER, CO 80203

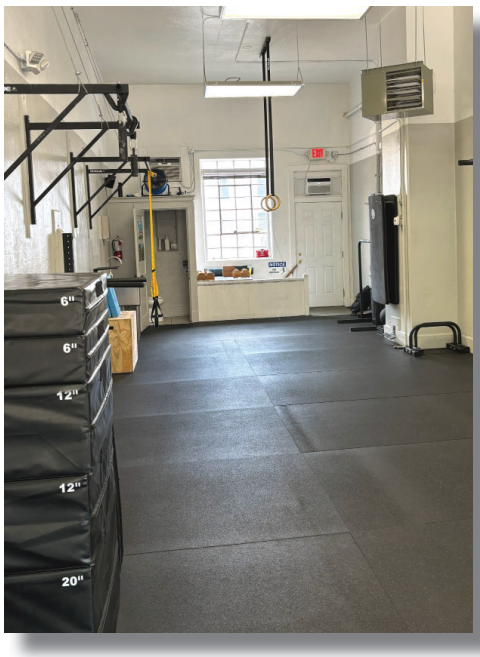
OFFICE/RETAIL | 630 SF | $3,000.00/MONTH GROSS

PROPERTY HIGHLIGHTS

- Simple Small Footprint Ideal for Retail or Office Use
- Basement Storage Included in Rent
- Excellent Visibility & Car & Pedestrian Traffic on E. 17th Ave.
- Steps Away from Park Burger, Ace Eat Serve, Steuben's, WaterCourse Foods, & Other Uptown Favorites
- Minutes to Downtown Denver, State Capitol, & St. Joseph's / Presbyterian St. Luke's Medical Campus

TRAFFIC COUNTS: 16,554 VPD - E. 17th Ave. & Logan St.

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
2026 Est. Population	67,006	279,360	519,046
2026 Est. Avg. HH Income	$135,946	$164,575	$162,649
Employee Population	106,565	249,391	388,291



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Axio Commercial
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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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