

2870

N. COLORADO BLVD.

DENVER, CO 80207

FOR
LEASE



FOR LEASE | 700 SF Retail Space - North Park Hill



Property Overview

- **700 SF retail space for lease** along highly visible Colorado Boulevard, one of Denver's primary north/south commercial corridors.
- **Strong Colorado Boulevard frontage, storefront visibility, and signage opportunity** with direct exposure to consistent vehicle traffic and surrounding neighborhood activity.
- **Excellent accessibility** with convenient north/south connectivity via Colorado Boulevard and quick access to nearby east/west routes.
- **Public transportation access** with bus service along Colorado Boulevard, making the property accessible for both customers and employees.
- **Central Denver location** with convenient access to I-70, Park Hill, City Park, and Central Park.

Property Facts

Availability	Unit 2878 700 SF
Available Date	August 1, 2026
Building Size	6,817 SF
Parking	Contact Broker
Zoning	U-MS-3

**Shames
Makovsky**
REALTY COMPANY

Solomon Stark
(303) 565 3032
sstark@shamesmakovsky.com

Lease Rate: \$1,750/month MG

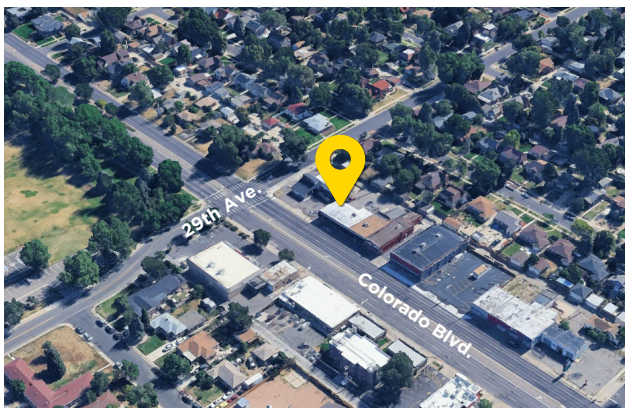
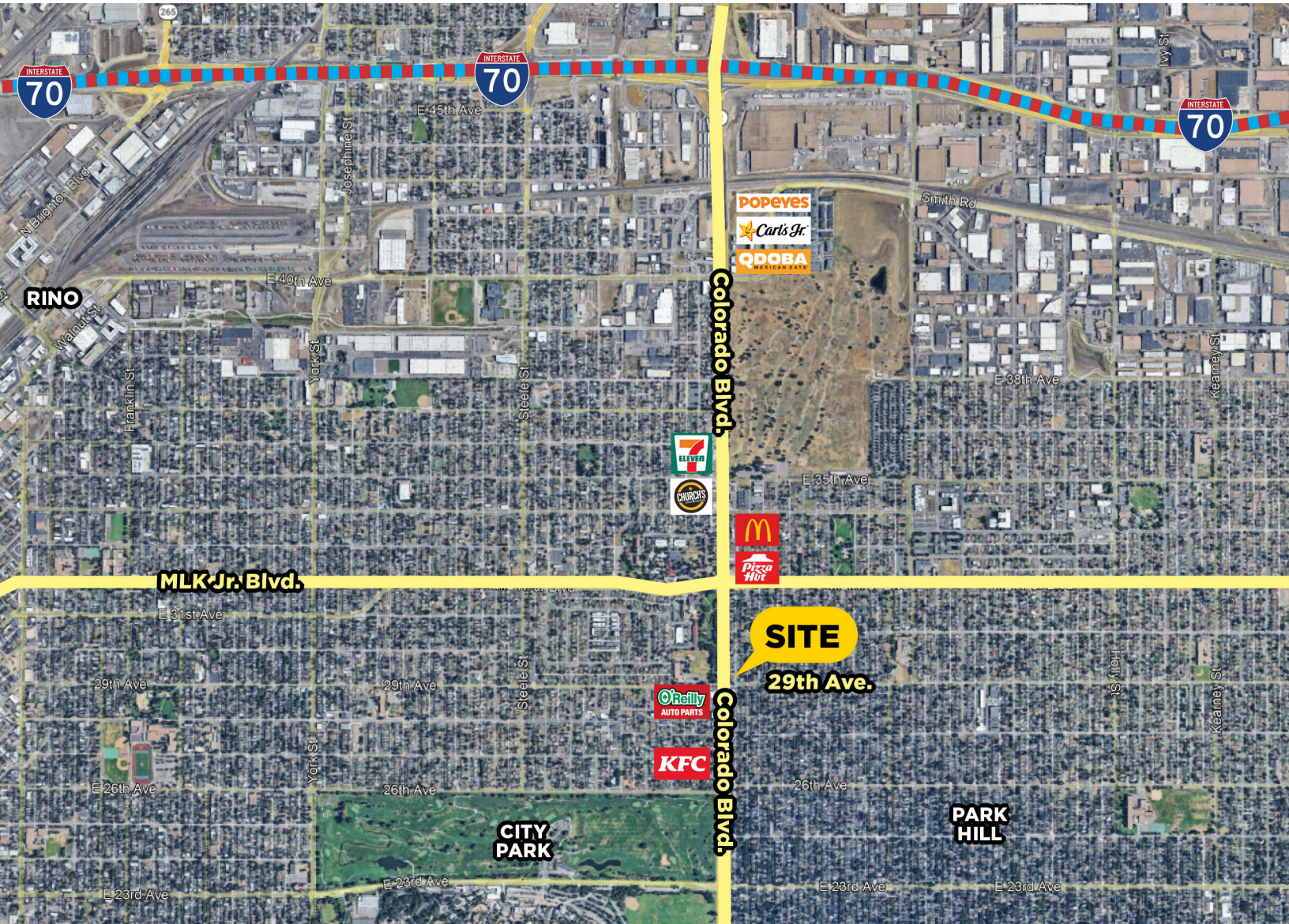
INTERIOR PHOTOS



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