



• FOR LEASE

FREESTANDING RETAIL OPPORTUNITY

3327 Brighton Blvd

Denver, Colorado · 80216
8,845 SF · C-MX-8 Zoning

NEIGHBORHOOD
RiNo

AVAILABLE
June 2026



01 – PROPERTY OVERVIEW

A beautiful warehouse on one of Denver's most active retail corridors.

<p>01</p> <p>8,845 SF</p> <p>RENTABLE AREA</p>	<p>02</p> <p>C-MX-8</p> <p>FLEXIBLE ZONING</p>	<p>03</p> <p>8–10</p> <p>OFF-STREET SPACES</p>	<p>04</p> <p>1928</p> <p>HISTORIC DESIGN</p>
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- Flexible zoning — retail, restaurant, office, studio, gallery, or showroom.
- Distinctive bow truss roof and historic brick exterior offer character that is becoming rare in RiNo.
- Large rear overhead door opens to a private courtyard for off-street parking or outdoor use.

- Open floor plan with soaring ceilings and exposed brick interior walls.
- Mezzanine at the entrance — flexible storage, office, or loft space.
- Brighton Blvd frontage in one of Denver's fastest-growing neighborhoods.

3327 BRIGHTON BLVD

02 - THE SPACE

Historic warehouse. Open floor plan.

RENTABLE AREA	8,845 SF
PERMITTED USE	Retail / Restaurant / Office / Studio / Gallery
FRONTAGE	Brighton Blvd — corner of 33rd
BUILDING	Historic brick with bow truss roof
CEILING	High, open exposed structure
LAYOUT	Open floor plan + mezzanine at entry
MEZZANINE	Storage, office, or flex space
OVERHEAD DOOR	Large rear roll-up opens to courtyard
COURTYARD	Private outdoor space — parking or activation
SIGNAGE	Brighton Blvd-facing signage
ZONING	C-MX-8 — broad mix of uses
AVAILABLE	June 2026



3327 BRIGHTON BLVD · DENVER, CO 80216

HALOGEN CAPITAL · LEASING

Brighton frontage. Private rear courtyard.



01 - BRIGHTON BLVD ENTRANCE

Front-facing entry directly on Brighton Blvd at the 33rd Street corner — high visibility for retail or restaurant.

02 - REAR ROLL-UP DOOR

Large roll-up door opens directly onto private off-street parking — ideal for loading, dual-use bar, or indoor-outdoor activation.

03 - OFF-STREET PARKING

Private parking dedicated to 3327 plus a shared drive aisle to 33rd Ave — a rare amenity along the Brighton corridor.

04 – TRADE AREA & LOCATION

On Brighton Blvd in the heart of RiNo.



<p>30,000</p> <p>RESIDENTS WITHIN 1 MILE</p>	<p>\$105,000</p> <p>AVG. HOUSEHOLD INCOME (RINO)</p>
<p>20,000 + VPD</p> <p>DAILY TRAFFIC ON BRIGHTON BLVD</p>	<p>90 +</p> <p>WALK SCORE · TRANSIT 70+</p>
<p>5,000 +</p> <p>NEW RESIDENTIAL UNITS DELIVERED IN RINO</p>	<p>3 MILLION SF</p> <p>NEW MIXED-USE CONSTRUCTION UNDERWAY</p>
<p>\$2 BILLION+</p> <p>CORRIDOR DEVELOPMENT SINCE 2015</p>	<p>100 +</p> <p>CREATIVE BUSINESSES & GALLERIES</p>

05 — CORRIDOR TENANTS

Established corridor tenants within walking distance.

Selected neighbors along Brighton Blvd within 1-2 blocks walking distance.

01 0.1 MI

Great Divide Brewing

BREWERY & TAPROOM

02 0.1 MI

Reunion Bakery

BAKERY & CAFÉ

03 0.2 MI

Tamaki Den

SUSHI & RESTAURANT

04 0.2 MI

Local Drive

BAR & LOUNGE

05 0.3 MI

RiNo Art Park

ARTS & CULTURE

06 0.3 MI

Industry Co-Working

OFFICE & WORKSPACE

07 0.3 MI

Number 38

BEER GARDEN & VENUE

08 0.3 MI

Bigsby's Folly

WINERY & TASTING ROOM

09 0.4 MI

Will Call

BAR & EVENT SPACE

10 0.6 MI

Mission Ballroom

CONCERT VENUE

+ MANY MORE ALONG THE CORRIDOR

The Source Hotel · The Ramble Hotel · Improper City · Ratio Beerworks · Stem Ciders · Hop Alley · Cart-Driver · Work & Class

Key terms.

ASKING RATE	Negotiable
LEASE STRUCTURE	NNN
TERM	5 Years
TI ALLOWANCE	Available Based on Use
AVAILABLE	June 2026

07 – FOR INFORMATION

Let's talk.



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PROPERTY

3327 Brighton Blvd · Denver, CO 80216

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