



# 30 BLOCK

LEASING OPPORTUNITY  
OFFICE | RETAIL | MEDICAL | RESTAURANT



## CONTACTS

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**30**  
**BLOCK**

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## 3004-3090 DOWNING STREET

DENVER, COLORADO 80205

## RENOVATION UNDERWAY

Building Type:	Retail, Office, Medical & Restaurant
Zoning:	C-MS-5
Parking:	24-57 Spaces + Street Parking

### LEASED:



**3090 Downing Street**  
10,000 SF Art Gallery | Event Space

### LEASED:



**3030 Downing Street**  
Apex Human Performance Fitness Gym

### AVAILABLE:

#### 3030 Downing Street

Unit F: Existing Medical/Office

**Available:** Approx. 4,400 SF

Unit G: Retail / Office

**Available:** Approx. 3,900 SF

### AVAILABLE:

#### 3004 Downing Street

Building Type: Retail / Office

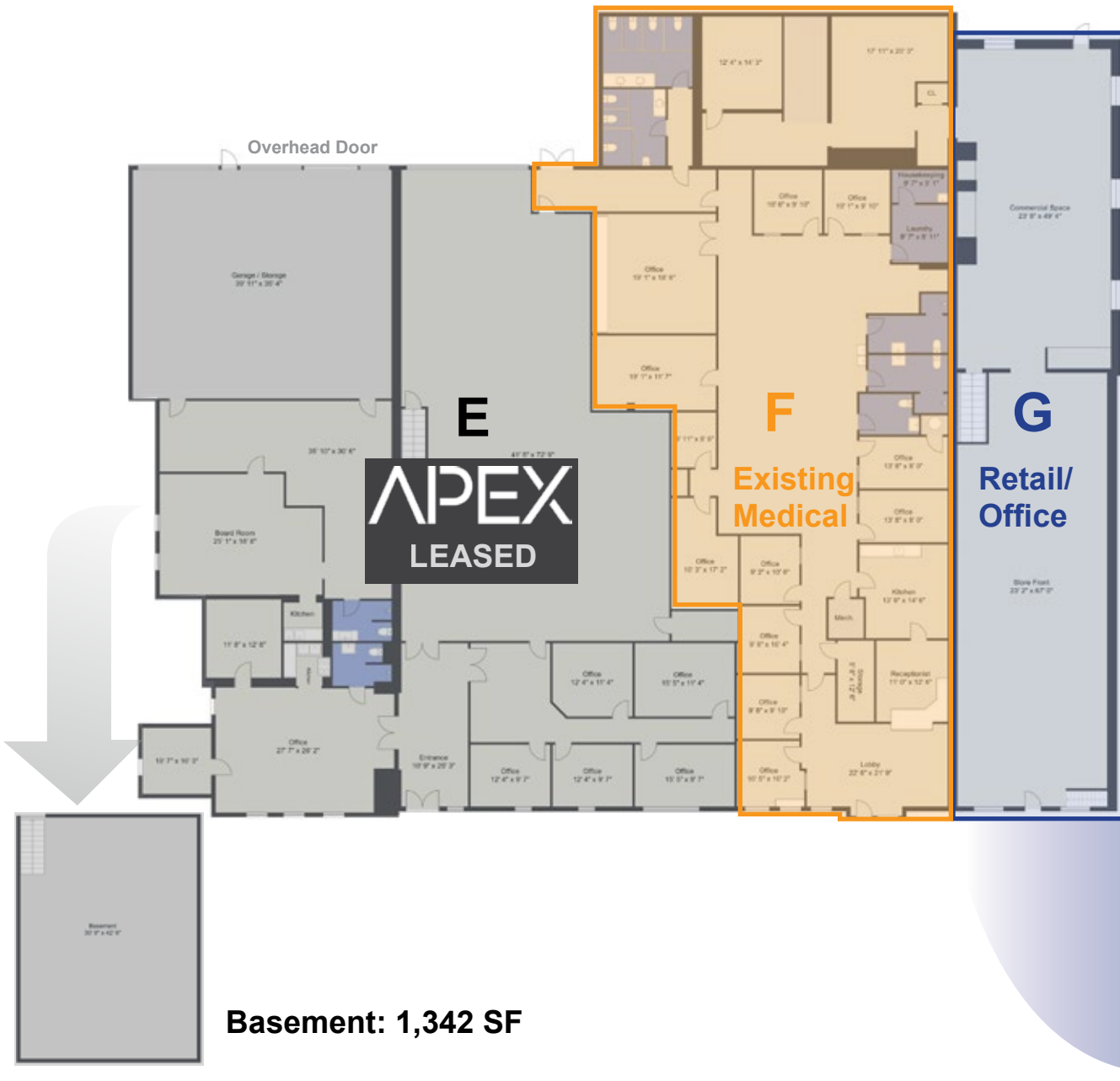
**Available:** Suite 1: 1,350 SF (includes storage area)

**Available:** Suite 2: 1,100 SF (includes storage area)

**Available:** Garage: 900 SF garage/warehouse

- Across the street from the **Downing Light Rail Transit Stop**
- High profile building
- Optimum visibility from Downing Street
- High traffic counts
- New landscaping
- Ample parking spaces

# 3030 DOWNING STREET FLOORPLANS

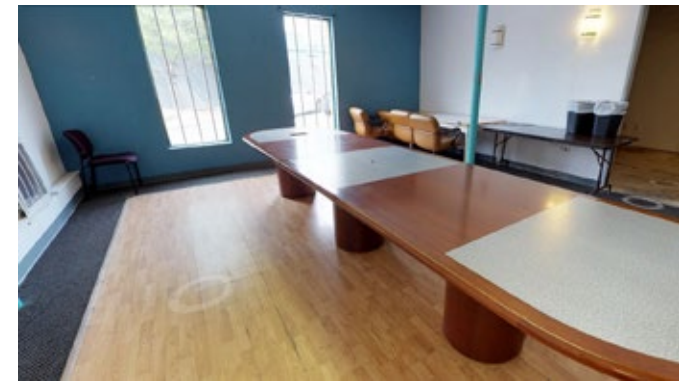


**3030 Downing Street**  
 Unit E: APEX Human Performance  
 Leased: Apprx. 7,500 SF  
 Unit F: Existing Medical/Office  
**Available:** Apprx. 4,400 SF  
 Unit G: Retail / Office  
**Available:** Apprx. 3,900 SF





Conceptual Rendering



<https://my.matterport.com/show/?m=uHkS3xukh5E>



## 3004 Downing Street

Building Type: Retail / Office

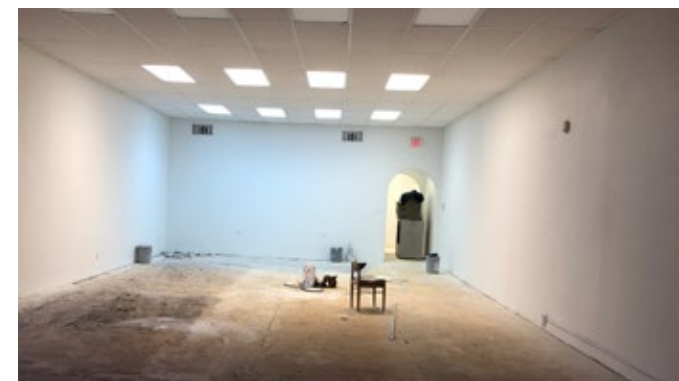
**Available:** Suite 1: 1,350 SF (includes storage area)

**Available:** Suite 2: 1,100 SF (includes storage area)

**Available:** Garage: 900 SF garage/warehouse

## Lower Level





<https://my.matterport.com/show/?m=Bmb4cxaECjj>

# LOCATION OVERVIEW



## POPULATION

1 mile	28,394
3 mile	192,670
5 mile	436,643



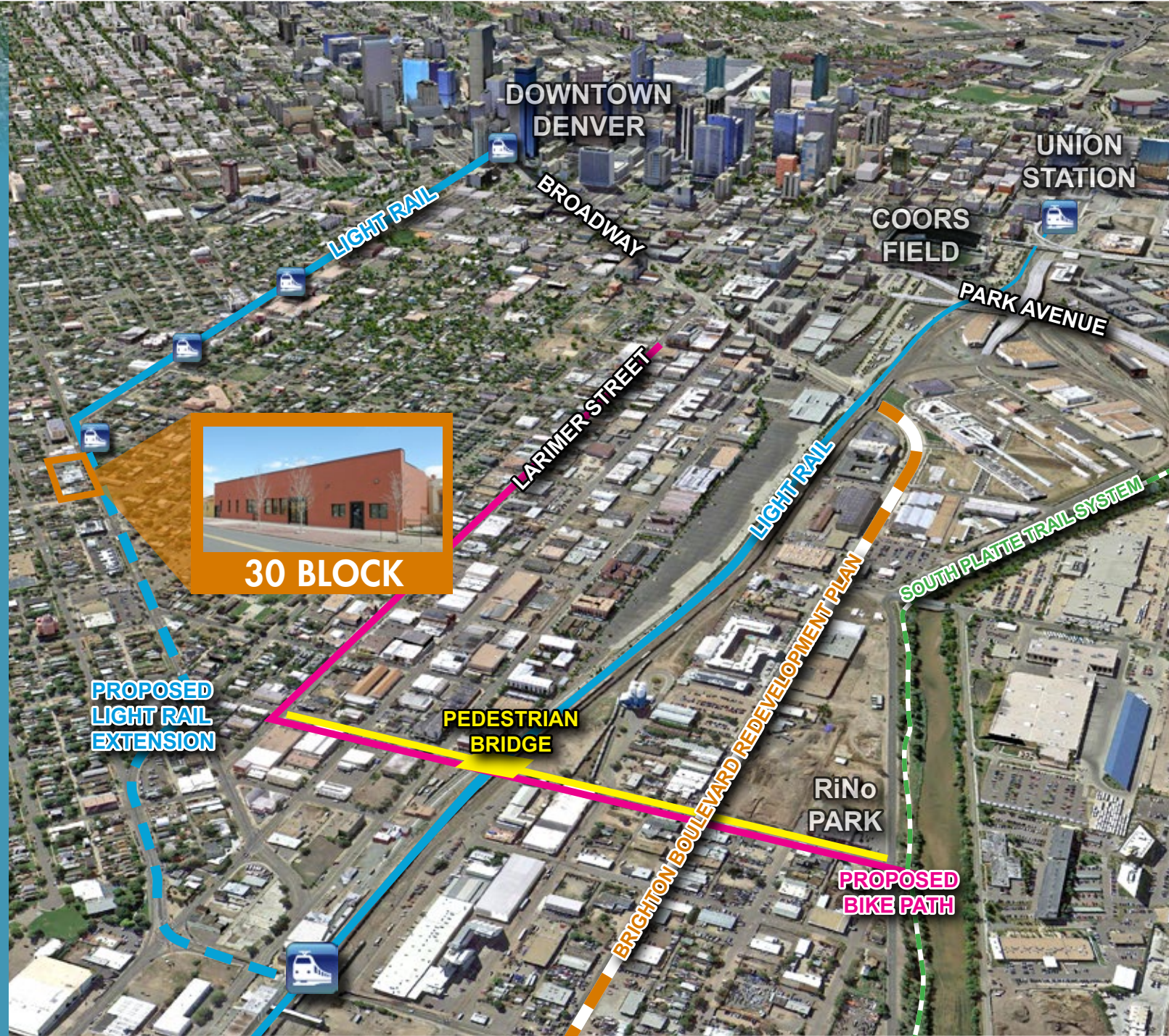
## HOUSEHOLDS

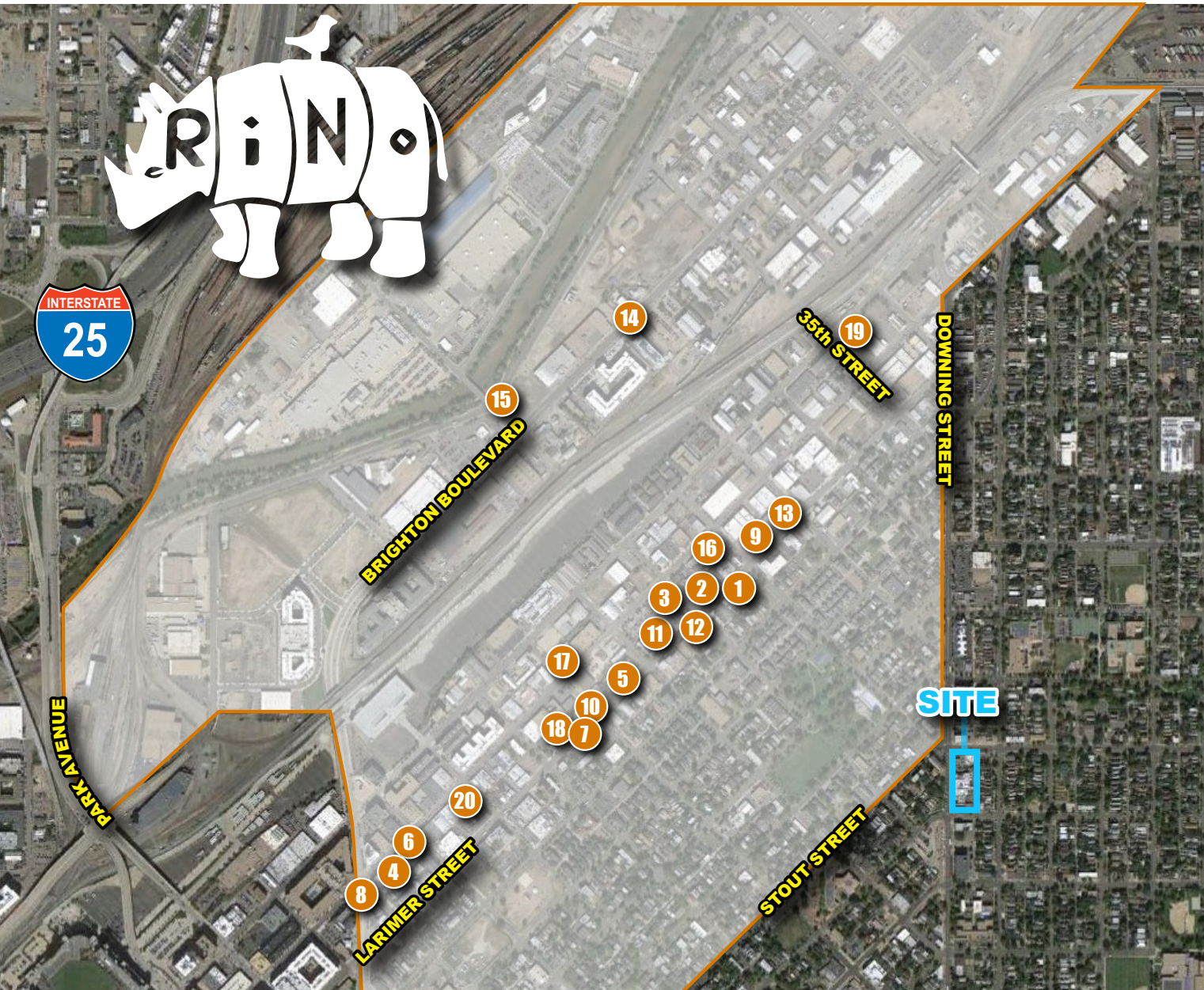
1 mile	12,951
3 mile	98,633
5 mile	200,111



## AVERAGE HH INCOME

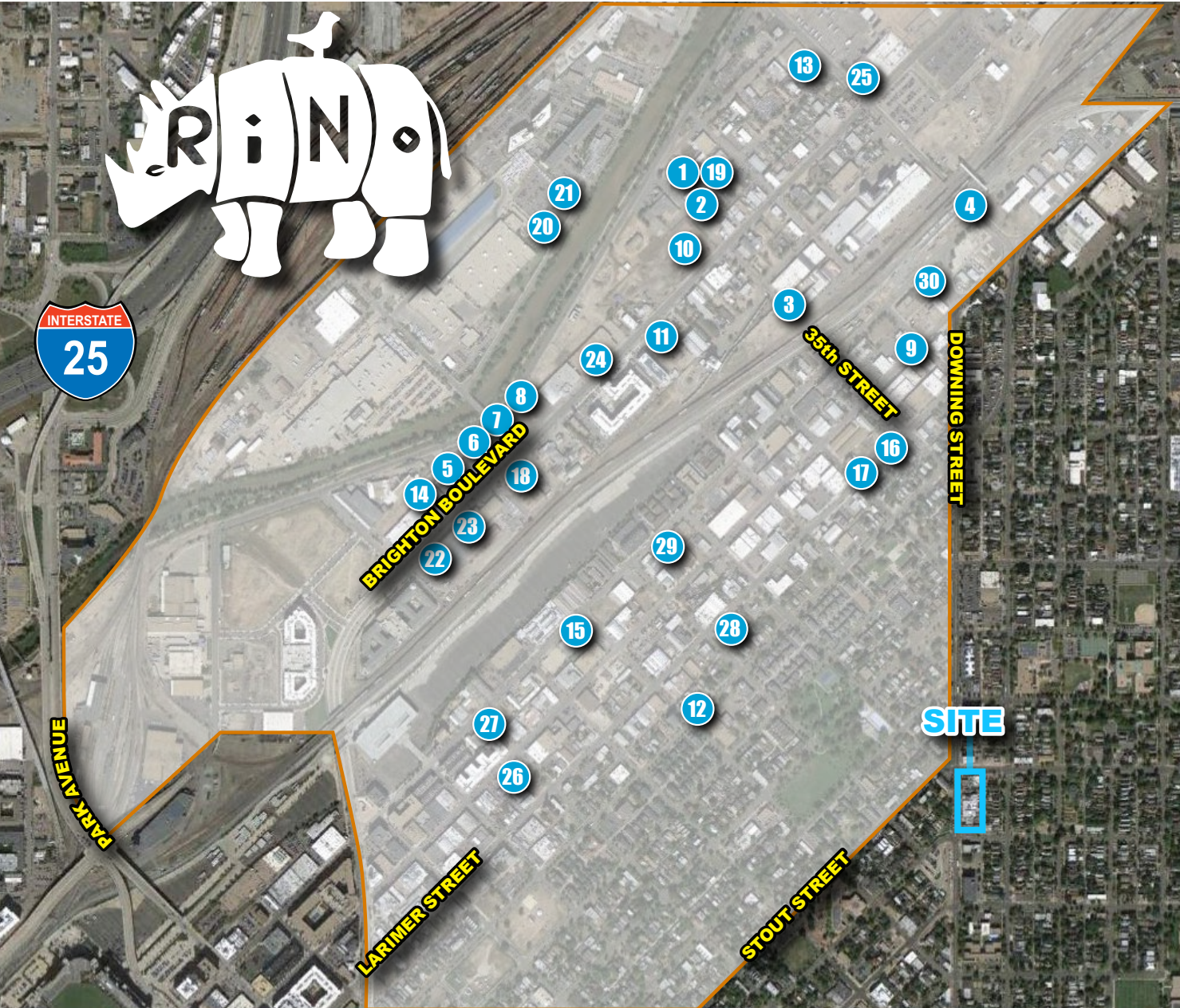
1 mile	\$79,473
3 mile	\$86,009
5 mile	\$87,349





## RiNo Merchants:

- 1 Infinite Monkey Theorem Winery
- 2 The Populist
- 3 Hutch & Spoon
- 4 Cart-Driver
- 5 Finn's Manor
- 6 Work & Class
- 7 Crema Coffee House
- 8 Los Chingones
- 9 Scape Treader
- 10 Movement Strategy
- 11 Oz Architecture
- 12 B Public Relations
- 13 Integrative Health Denver
- 14 The Source
- 15 Industry
- 16 The Walnut Room
- 17 Mile High Winery
- 18 Nocturne
- 19 Exdo Center Block
- 20 Matchbox



## RiNo Developments:

- 1 RiNo Park
- 2 Catalyst Health Tech Innovation
- 3 Gauge
- 4 Stride
- 5 Industry Apartments
- 6 Koelbel Urban Homes
- 7 Lynd Development
- 8 Alliance Development
- 9 Hub
- 10 Great Divide Brewery
- 11 The Source Hotel & Market Hall
- 12 Enterprise Denver
- 13 Blue Moon Brewery & Entertainment District
- 14 Modera River North
- 15 Modera River North Arts
- 16 Link 35
- 17 Larimer Row
- 18 Broadstone RiNo
- 19 Mockery Brewing
- 20 Drive 2
- 21 Freight Residences
- 22 Marq at RiNo
- 23 City Gate Apartments
- 24 Block 32
- 25 Natural Grocers
- 26 Hartley Flats
- 27 Blake 27
- 28 Yota Yard Townhomes
- 29 Factory Flats
- 30 World Trade Center



**PINNACLE**  
REAL ESTATE ADVISORS

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**FOR MORE INFORMATION, CONTACT US:**

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