

Downtown Golden Retail/Office Suites



FOR LEASE | 717 12TH STREET
GOLDEN, COLORADO 80401

MONTANA RAE, LISTING BROKER
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— COMMERCIAL REAL ESTATE —

717 12th Street offers move-in-ready retail/office suites in one of Golden's most active downtown corridors.

Located within the 12th Street Historic District, less than half a block off Washington Avenue and a short walk to Clear Creek, the property offers outstanding visibility, character, and immediate access to Golden's primary commercial core.

The suites feature separate entries, updated mechanical systems, and private restrooms. The scale, frontage, and location make this an excellent option for designers, boutique retail operators, creative studios, or street-facing professional offices seeking a distinctive presence in downtown Golden.

Now Leasing

Suite 1: Office/Retail ±595 SF

Suite 2: Office/Retail ±340 SF

Suite 3: Office ±300 SF

Contact broker for pricing and availability

**Suite sizes are approximate*

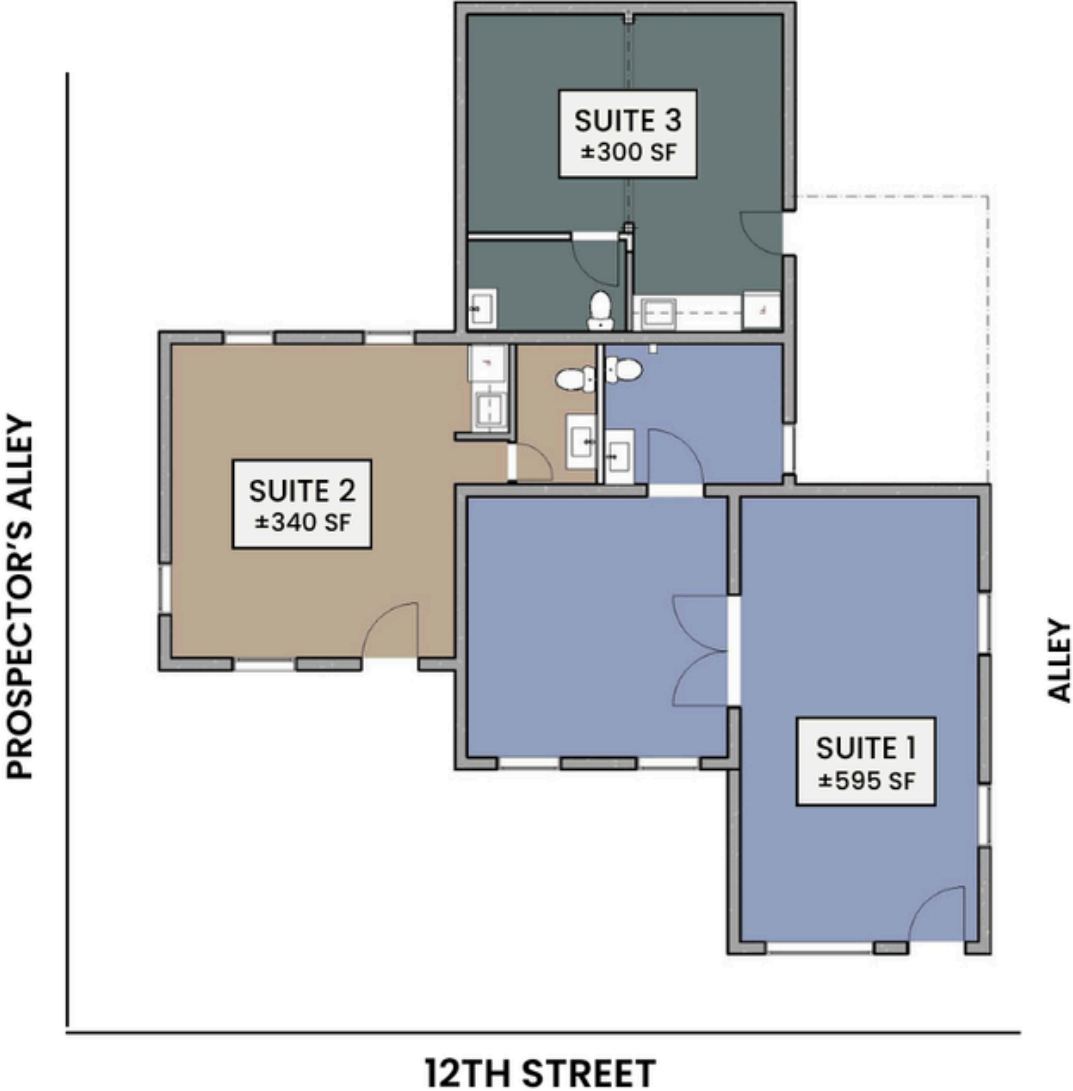


Type	Retail/Office
Building Size	±1,247 SF
Available Suites	±300-595 SF
Pricing & Availability	Contact Broker
Year Built/Reno	c.1859/1955/2026
Zoning	C-2



Listing Highlights

- Turnkey ±300-595 SF retail/office suites with frontage available on 12th Street
- Private entries and a private restroom in each unit
- Shared porch and fenced yard
- Updated mechanical systems
- Located within the 12th Street Historic District, listed on the National Register of Historic Places
- One block from Washington Avenue and steps from Clear Creek
- Near the Colorado School of Mines, downtown restaurants, shops, parks, and museums
- Public parking garage adjacent to the property



Floor plan is provided for general layout purposes only and may contain minor inaccuracies. Suite sizes are approximate.









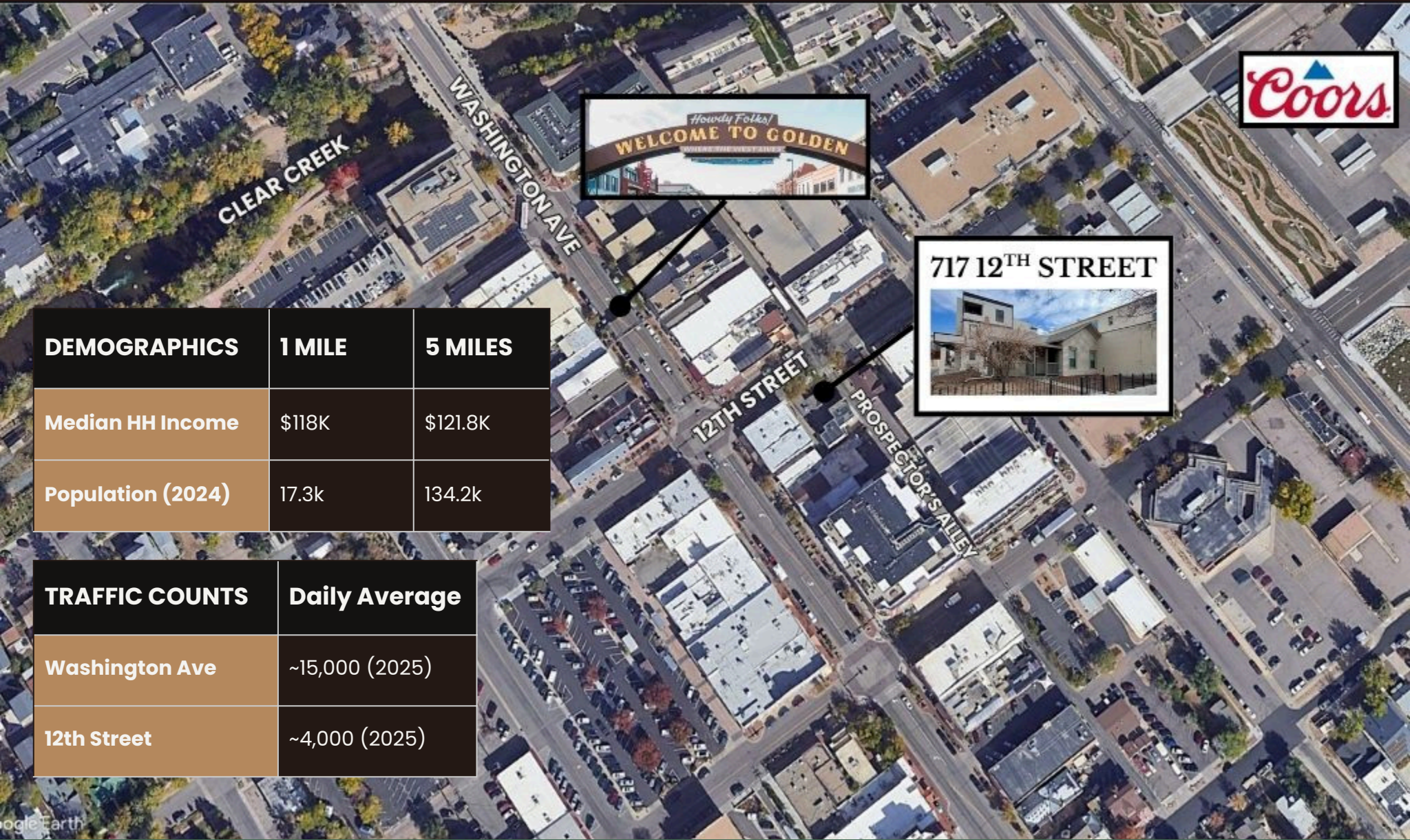
Golden was Colorado's original territorial capital and a center of activity during the late 1800s. Gold seekers arrived in 1858, Golden City was founded a year later, and the town quickly became a supply hub for miners working along Clear Creek. The neighborhoods that grew from that early settlement still shape Golden's character today.

Downtown Golden remains one of the Denver metro area's most recognizable historic commercial districts, anchored by Washington Avenue, Colorado School of Mines, Clear Creek, and a steady mix of restaurants, shops, museums, parks, and year-round visitors. According to Visit Golden's 2022 Economic Impact Report, downtown Golden generates approximately \$168 million in annual visitor spending across its shops, restaurants, and attractions.

The 12th Street Historic District preserves more than fifty of Golden's earliest homes within a short walk of the site, giving this offering a setting that is both commercially relevant and deeply tied to the city's history.







DEMOGRAPHICS	1 MILE	5 MILES
Median HH Income	\$118K	\$121.8K
Population (2024)	17.3k	134.2k

TRAFFIC COUNTS	Daily Average
Washington Ave	~15,000 (2025)
12th Street	~4,000 (2025)



Howdy Folks!
WELCOME TO GOLDEN
WHERE THE WEST LIVES

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