

2990

N SPEER BLVD.
DENVER, CO 80211



1,500 SF
FOR SUBLEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Availability

- Availability: Sublease
- Pricing: Contact Broker
- Term Remaining: 5 Years
- SF: 1,500 SF

Traffic Counts

- Federal Blvd: 34,542 VPD
- Speer Blvd: 19,449 VPD
- I-25: 215,729 VPD

Source: 2024 MPSI Estimate

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4 MINUTES
TO DOWNTOWN

2 MINUTES
TO I-25

Highlights

- Former coffee shop with patio for lease
- Sought after, high traffic location in the Highlands
- Over 50K vehicles per day pass this end-cap
- Located right off I-25, which carries over 106K vehicles per day.

Federal Blvd. - 34,542 VPD

Speer Blvd. - 19,449 VPD

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

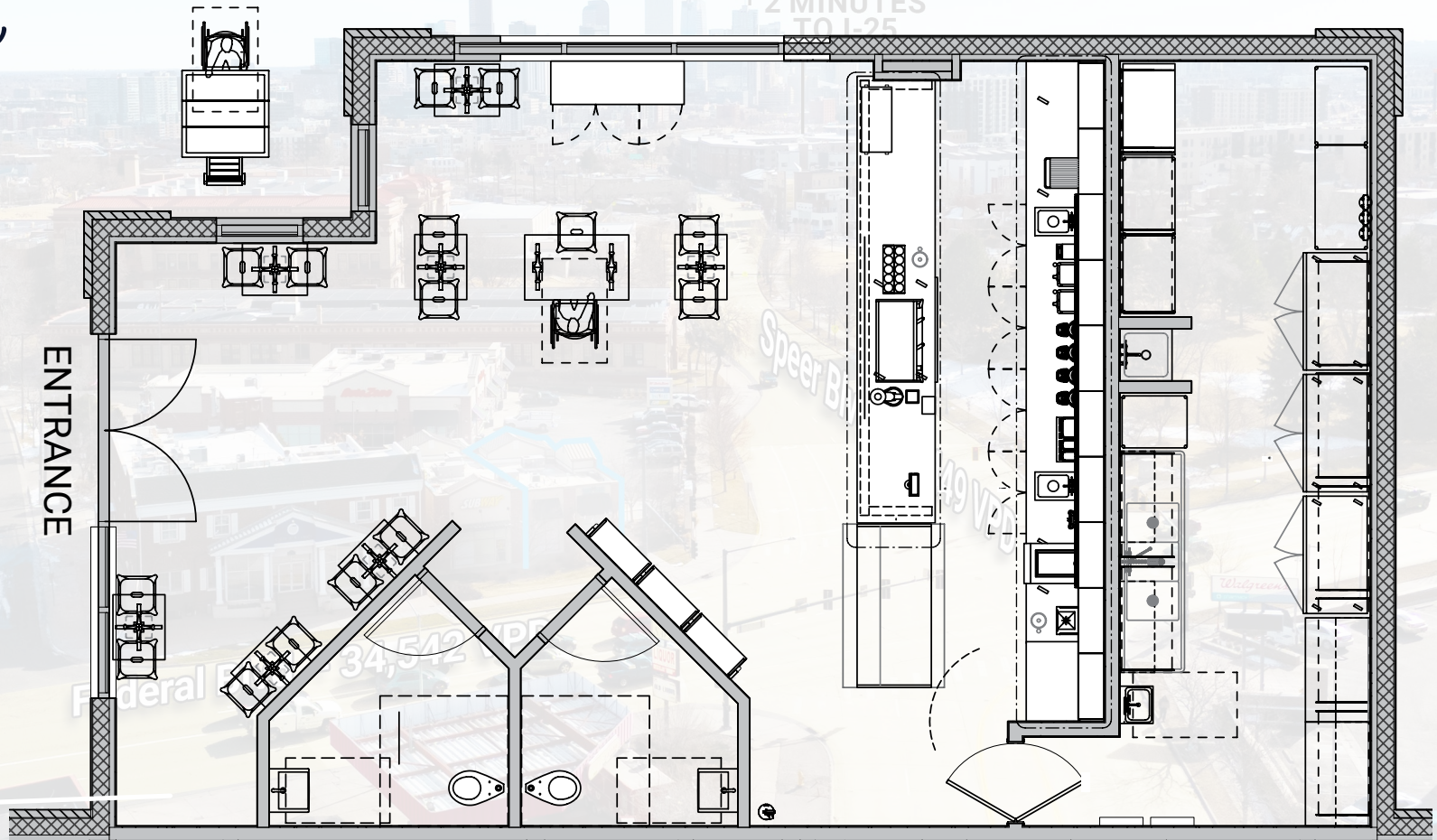
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Floor Plan

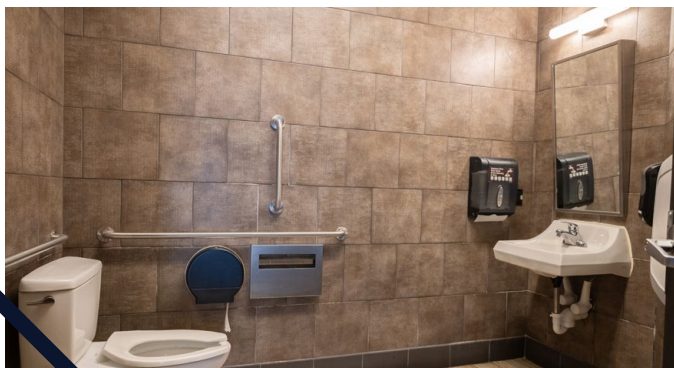
1,500 SF



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WEST HIGHLANDS

W. 32nd Ave.



DENVER NORTH HIGH SCHOOL

W. 29th Ave.

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N. Speer Blvd.



UNION STATION



DOWNTOWN DENVER



COLORADO CONVENTION CENTER

E. Colfax Ave.



Demographics

	1 Mile	3 Miles	5 Miles
Population	30,359	207,265	465,055
Average Household Income	\$134,730	\$109,885	\$104,623
Daytime Population	11,936	204,762	365,881

Source: CoStar



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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.