

FOR LEASE - AMAZING OPPORTUNITY

2432 W 32ND AVE

2432 W 32nd Ave , Denver, CO 80211



LEASE RATE:	Negotiable
LOT SIZE:	5,902 SF
BUILDING SIZE:	5,840 SF
ZONING:	U-MS-3
SUB MARKET:	Highlands/LoHi
CROSS STREETS:	Zuni And 32nd Ave

PROPERTY OVERVIEW

Ideal for Brewery/Restaurant, IT/Media/Advertising/Real Estate firms, retail showroom, creative office or even a Co-working space. Highly walk-able neighborhood with some of Denver's finest restaurants and over 500+ multi-family units under construction or new developments. Situated at the confluence of Highlands/LoHi - 32nd and Zuni.

PROPERTY FEATURES

- 18' ceilings- clear span
- Includes a mezzanine level (Not included in SF measurement)
- 4-5 parking spaces in rear- street parking available
- 10' x 16' roll-up door in rear of property
- Excellent natural light via multiple sky lites
- This neighborhood is home to some of Denver's finest restaurants, including Duo, Bar Dough, Old Major, Linger, Avanti Food and Beverage, Highland Tap and Burger and many more.
- Showings by appointment only

KW COMMERCIAL
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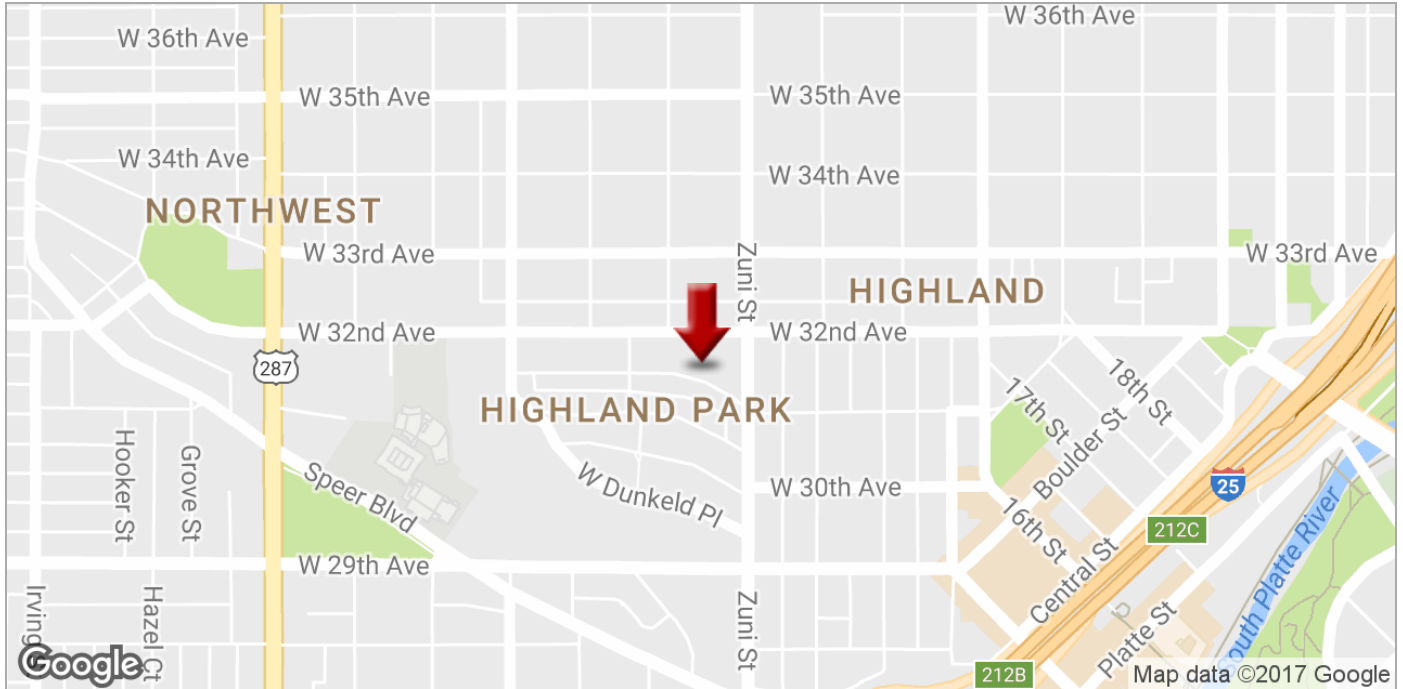
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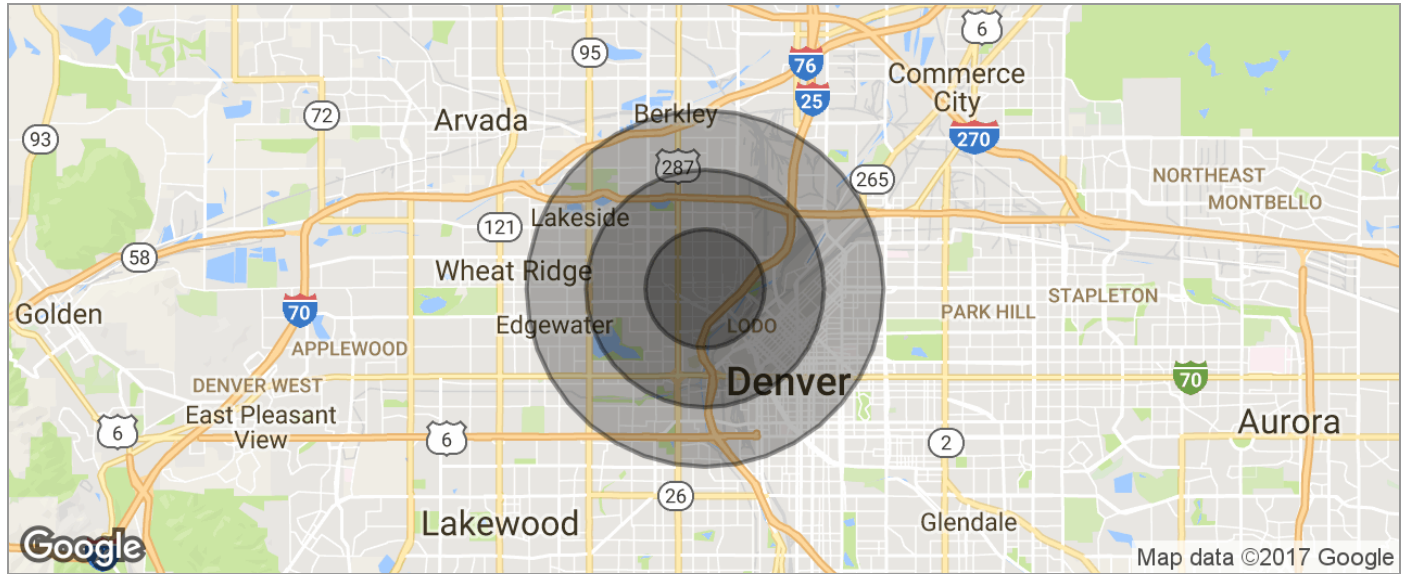
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,230	69,338	148,498
MEDIAN AGE	34.6	34.6	33.5
MEDIAN AGE (MALE)	35.5	35.0	33.7
MEDIAN AGE (FEMALE)	33.7	34.5	33.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,991	32,294	68,988
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$62,721	\$64,270	\$58,484
AVERAGE HOUSE VALUE	\$294,664	\$276,282	\$267,163
RACE	1 MILE	2 MILES	3 MILES
% WHITE	84.6%	80.6%	77.7%
% BLACK	1.8%	3.5%	4.5%
% ASIAN	0.9%	1.7%	1.8%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	1.0%	0.9%	1.5%
% OTHER	8.8%	10.5%	11.8%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	43.9%	42.4%	43.4%

* Demographic data derived from 2010 US Census

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