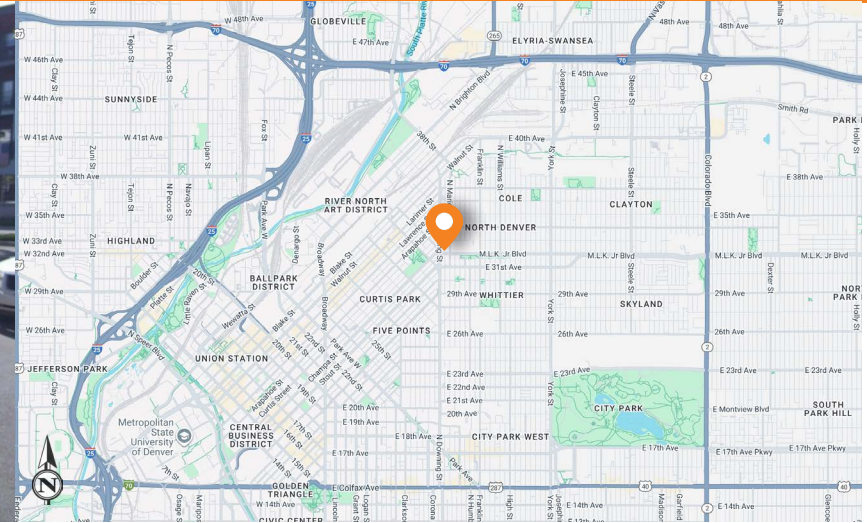


3200 N DOWNING ST

DENVER, CO



RETAIL SPACE FOR LEASE

AVAILABLE

- 2,037 SF Retail Space
- 0.32 AC

ROBIN NICHOLSON
303.880.8400
robin.nicholson@dhlb.com

PHILIP HICKS
303.808.0507
phil@dhlb.com

PROPERTY HIGHLIGHTS

- Rare drive-thru opportunity in dense, urban neighborhood.
- 2nd generation restaurant infrastructure.
- Signalized intersection.

NEARBY RETAILERS



TRAFFIC COUNTS

On Downing St north of MLK Jr. Blvd 5,423 CPD

On Downing St south of MLK Jr. Blvd 5,400 CPD

Source: CDOT 2025

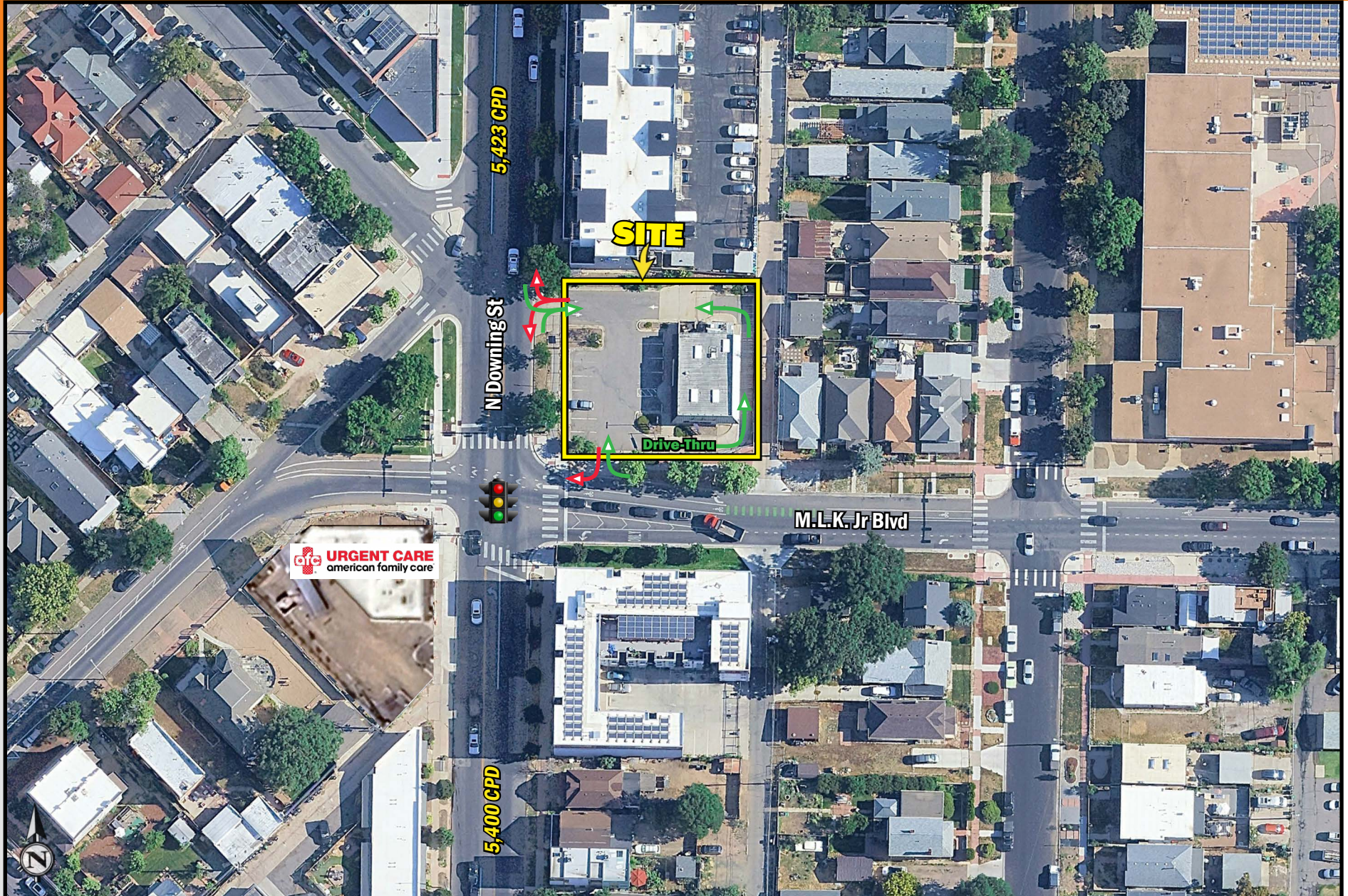
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	36,704	215,870	464,260
AVERAGE HH INCOME	\$135,923	\$145,711	\$152,064
BUSINESSES	2,108	20,411	37,359
EMPLOYEES	16,292	238,176	269,984

Source: Applied Geographic Solutions, 2025 Estimates

3200 N DOWNING ST

DENVER, CO

dhlb
RETAIL BROKERAGE



3200 N DOWNING ST

DENVER, CO

dhlb
RETAIL BROKERAGE





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

ROBIN NICHOLSON

303.880.8400
robin.nicholson@dhlb.com

PHILIP HICKS

303.808.0507
phil@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)