

COMMERCIAL FOR LEASE

HIGHLAND CORK AND CAFE

3701 WEST 32ND AVENUE, DENVER, CO 80211



PRESENTED BY:

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PROPERTY SUMMARY

Highland Cork and Cafe
3701 West 32nd Avenue | Denver, CO 80211

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Property Summary

SQ/Ft.	Building - 1,468 SF
Patio	Approximate seating 30-35 patrons!
Asking Rate/PSF:	\$45.00/psf
Property Taxes 2025:	\$12,752.30 or \$8.93/psf
Property Insurance:	\$4,740.00 or \$3.32/psf.
CAM Expenses:	Tenant will self- maintain
Liquor License:	Current - Beer and Wine
Grease Trap:	N/A

Property Overview

Free Standing building on the corner of West 32nd Avenue and Meade Street in Highlands Neighborhood! The site is current host to a cozy cafe with quaint parlor rooms & a garden patio that also hosts art receptions & live music. Opportunities abound to try other concepts such as a breakfast/lunch eatery, brewery concepts, lounge, or another cafe that caters to the many neighbors and individuals that visit the Highlands annually!

Location Overview

A free-standing building located on the NWC of West 32nd Avenue and Meade Street. The site offers a gateway to the Highlands Neighborhood, as well as a focal point if you are heading west to Wheat Ridge.

You can't go wrong with this once in a lifetime site in the heart of West Highlands neighborhood. The neighborhood is bursting with a mix of distinctive architecture — including amazing Bungalows, Victorians, Denver Squares, Classic Cottages and quite a bit of new construction sprinkled throughout the neighborhood.

Locals and out of town visitors rave about the even pace of life in West Highland with its tree-lined streets and friendly neighbors.

RESTAURANT/CAFE OPPORTUNITY

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Highlights

Established turn-key cafe and wine bar for lease.

Located in the Highland's Neighborhood with established customer base.

Larger Patio for entertaining and outdoor patron accommodations.

Space	Size	Rate	Use	Available
3701	1,428	\$45.00 /sf/yr		

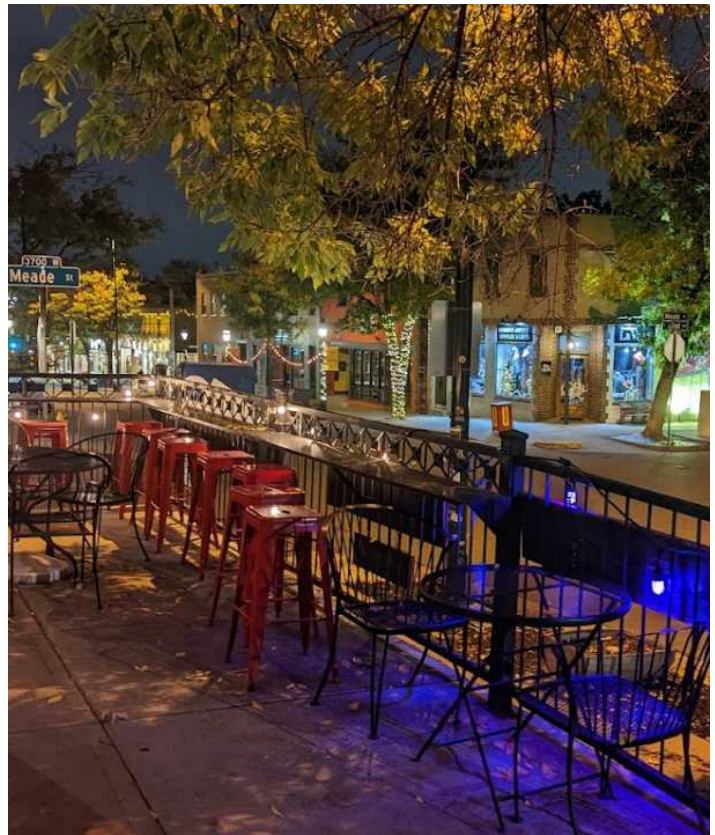
Nearby Places

- Local restaurants in the area are Blue Pan Pizza, Sassafra's American Eatery, Fire on the Mountain, Mead St. Provisions, Chipotle Mexican Grill, Little India Restaurant, Happy Bakeshop, Trattoria Stella, Sera's Ramen Enclave, Bon Thai, Pizza Alley, Sweet Cow, Jimmy John's, Cup bop - Korean BBQ in a Cup, Three Dogs Tavern, and Tacos, Tequila and Whiskey.
- Local Retailers in the area: Highlands Animal Clinic, Ruby Jane Boutique, The Perfect Petal, Mondo Vino, The Union Barbershop, The Pilates Studio Highlands, Lodo Massage, Kate Maller Jewelry, Vida Salon Highlands, Core Power Yoga, Laser Beauty Works, Orange Theory Fitness.

PROPERTY PHOTOS

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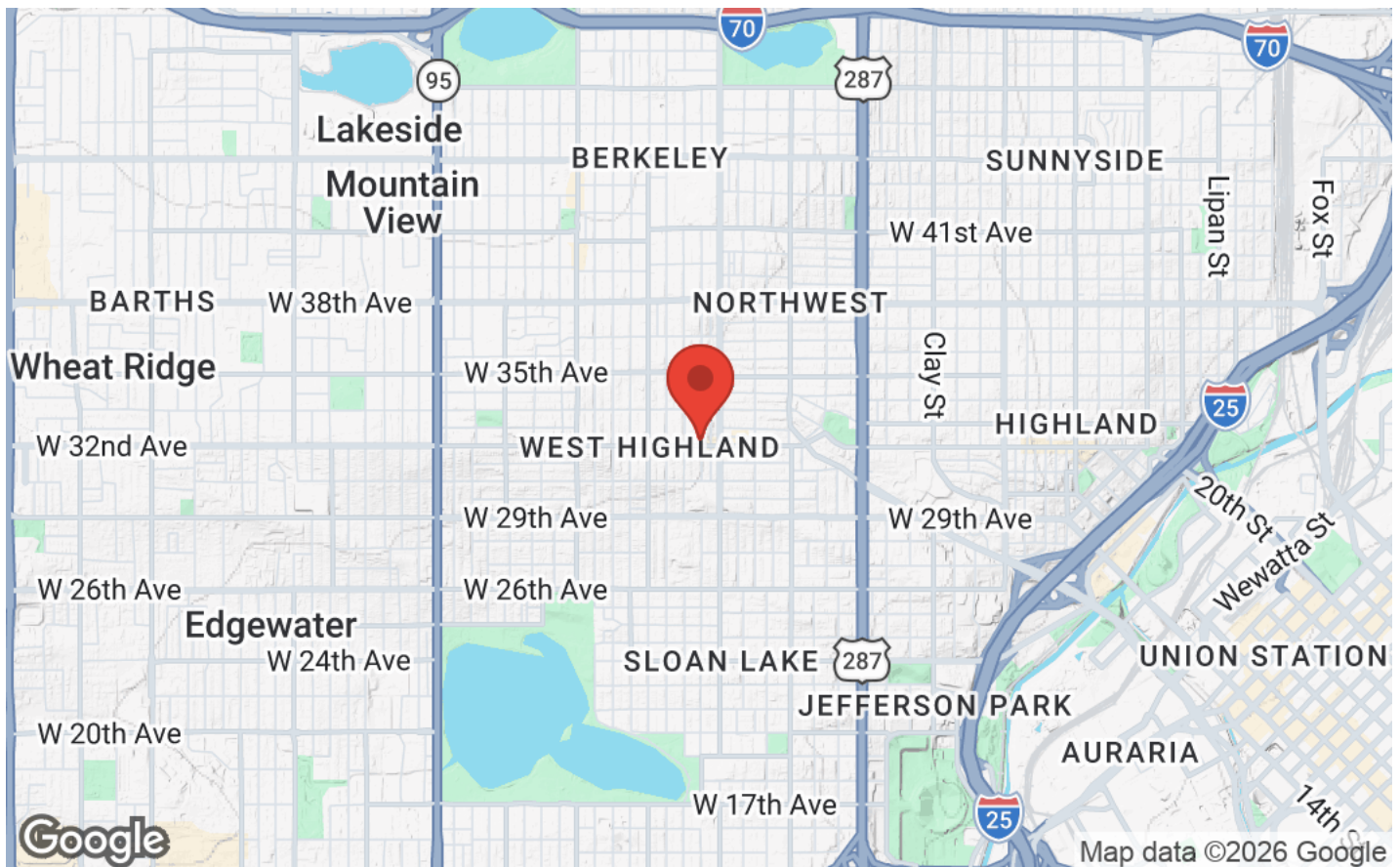
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LOCATION MAPS

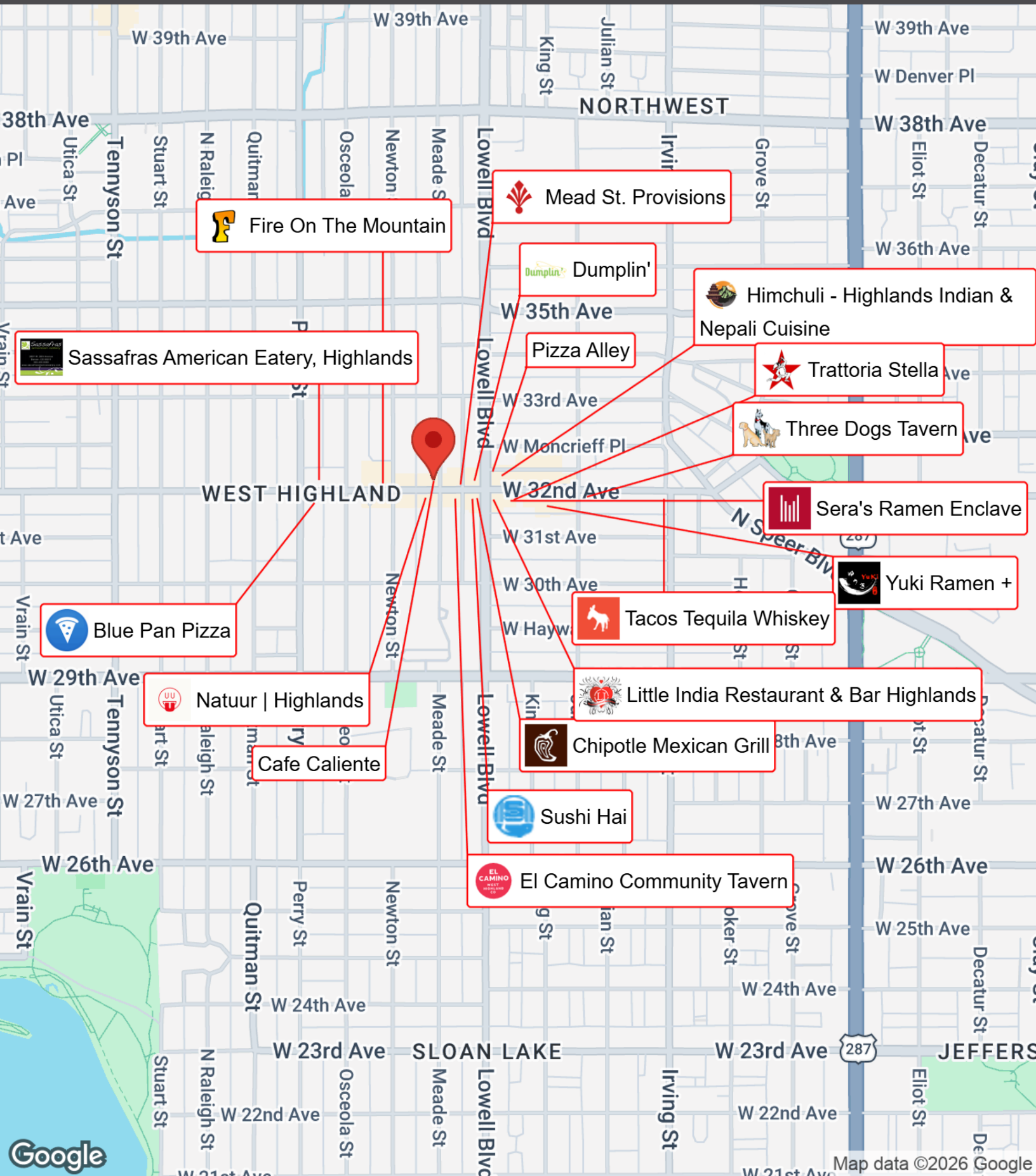
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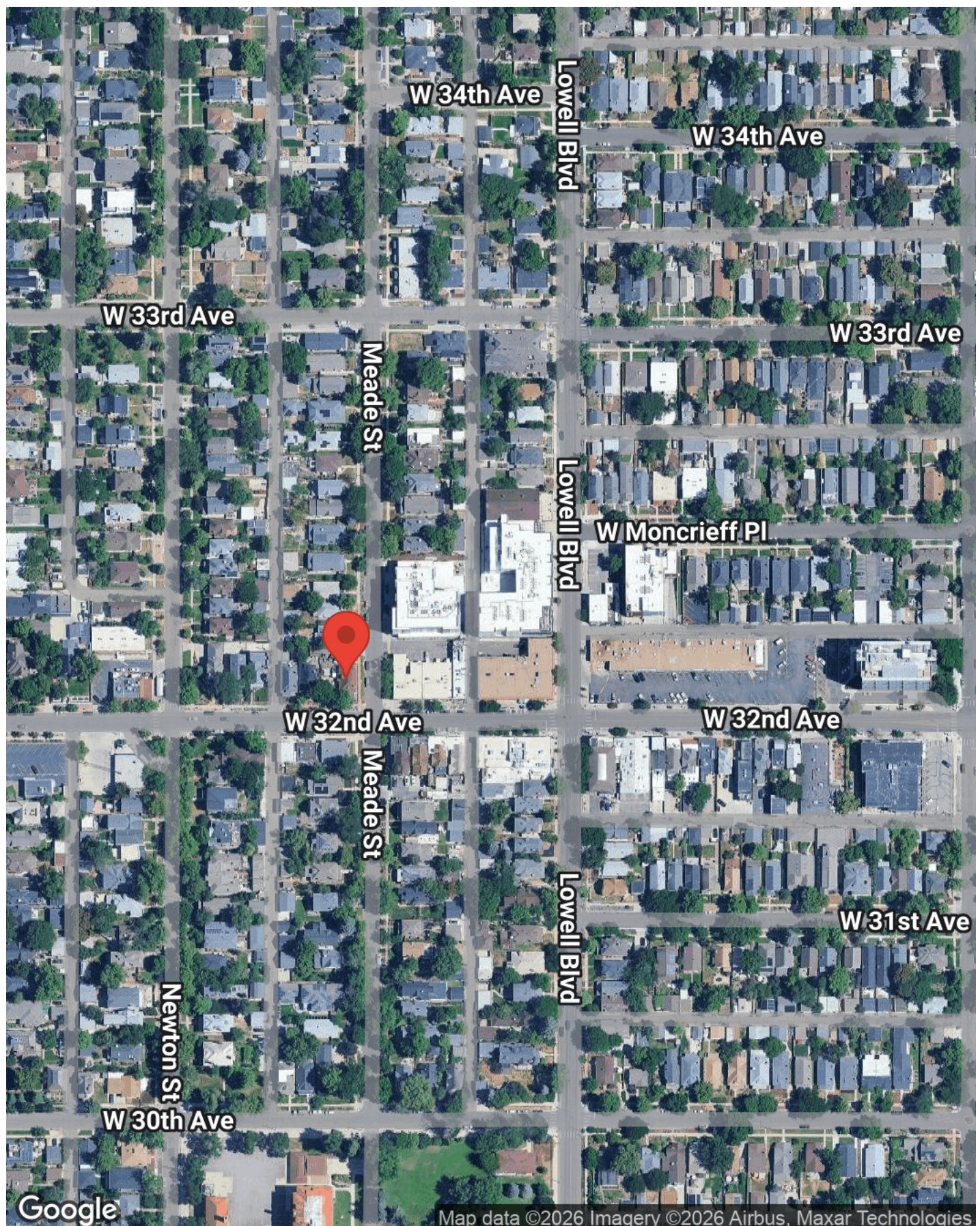
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AERIAL MAP

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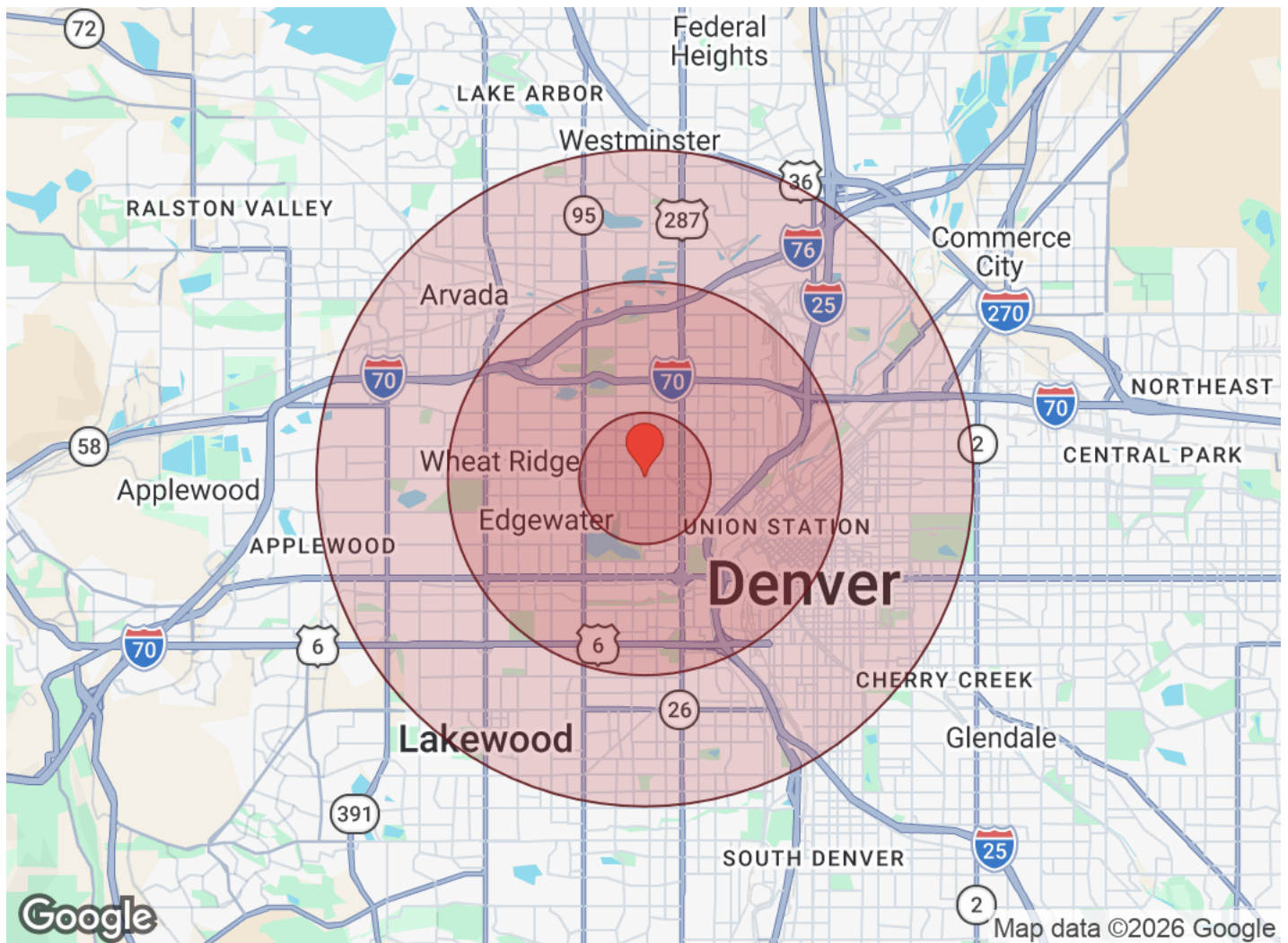
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	12,506	104,580	251,172
Female	12,736	91,771	230,040
Total Population	25,241	196,350	481,213

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	17,676	118,890	286,659
Black	692	10,465	25,649
Am In/AK Nat	91	1,001	2,214
Hawaiian	8	157	337
Hispanic	5,230	53,820	137,049
Asian	798	6,322	16,024
Multiracial	654	5,046	12,078
Other	93	648	1,155

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,646	108,393	256,693
Occupied	13,002	95,605	229,833
Owner Occupied	6,780	38,190	96,155
Renter Occupied	6,222	57,415	133,678
Vacant	1,645	12,788	26,860

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,272	24,453	63,780
Ages 15 - 24	1,394	21,450	52,398
Ages 25 - 54	15,264	110,924	259,235
Ages 55 - 64	1,976	17,075	44,649
Ages 65+	3,335	22,449	61,150

Income	1 Mile	3 Miles	5 Miles
Median	\$125,274	\$102,176	\$94,383
Under \$15k	773	8,312	19,804
\$15k - \$25k	617	5,387	12,445
\$25k - \$35k	540	4,569	12,432
\$35k - \$50k	483	5,884	17,596
\$50k - \$75k	1,936	11,942	30,917
\$75k - \$100k	1,067	10,860	28,018
\$100k - \$150k	2,058	16,753	40,947
\$150k - \$200k	1,519	12,486	28,302
Over \$200k	4,010	19,414	39,374

DISCLAIMER

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