



OFFICE/RETAIL PROPERTY FOR LEASE

574 Santa Fe Drive, Denver, CO 80204

Lease Rate: \$20/SF Modified Gross
Available SF: 1,300 SF to 1,700 SF



Patrick Henry Principal | Pat@henrygroupe.com | 303.625.7444

PROPERTY HIGHLIGHTS

- **High-Visibility Location:** Prime frontage on Santa Fe Drive with strong traffic counts (55,000–60,000 VPD).
- **Parking:** Rare, convenient on-site parking for employees and visitors plus additional neighborhood parking.
- **Move-In Ready:** Existing improvements allow for immediate occupancy with customization potential.
- **Flexible Zoning (U-MS-3):** Supports office, retail, showroom, and creative uses.
- **Excellent Access & Connectivity:** Immediate access to West 6th Avenue and proximity to major arterials provides convenient connectivity throughout the Denver metro.

AVAILABLE SPACE

SUITE	SQUARE FOOT	LEASE RATE
Suite 100	1,700 SF	\$20/SF Modified Gross
Suite 210	1,300 SF	\$20/SF Modified Gross
Suite 300	1,491 SF	\$20/SF Modified Gross



PROPERTY ADDRESS 574 SANTA FE DRIVE, DENVER, CO 80204

Lot Size	15,739 SF
Building Size	18,704 SF
Year Built/Renovated	1911/1990
Zoning	U-MS-3
Parking	31 Surface Spaces

6TH AVE

SANTA FE DR



1ST FLOOR

6TH AVE

SANTA FE DR

2ND FLOOR



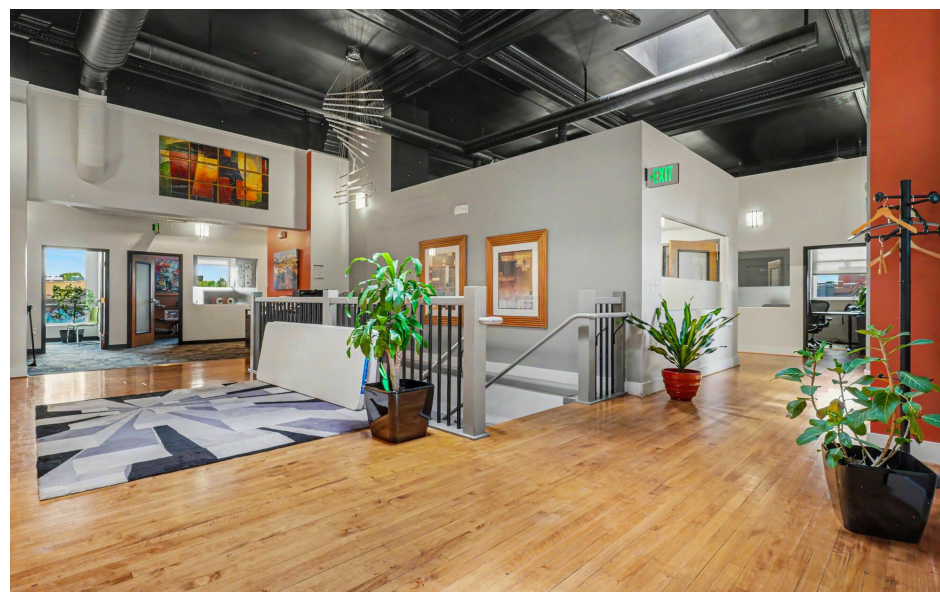
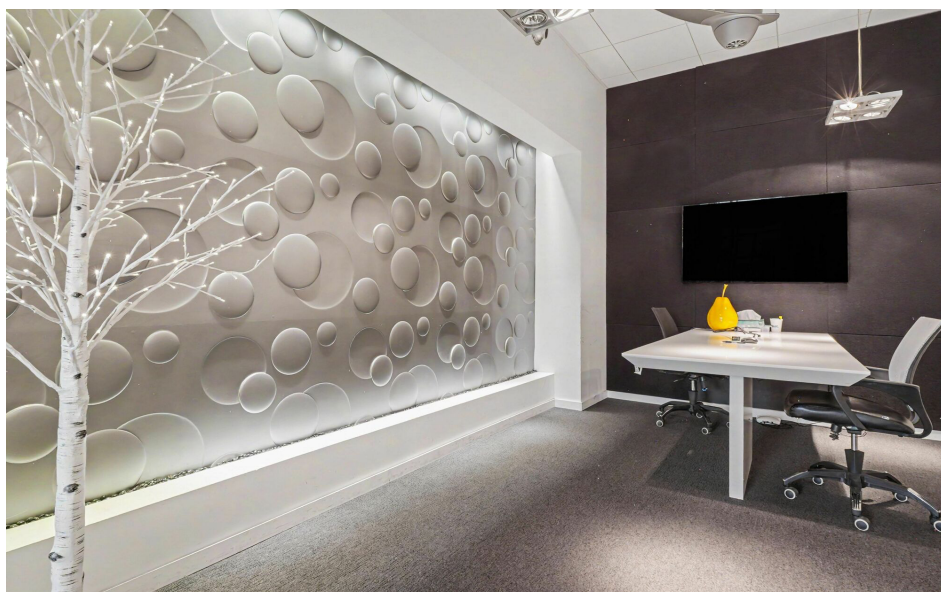
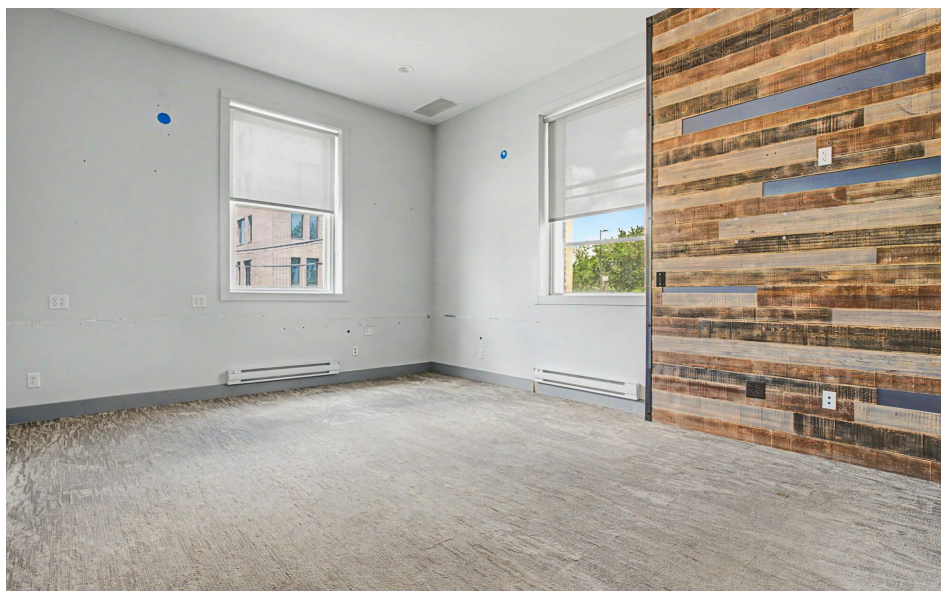
6TH AVE

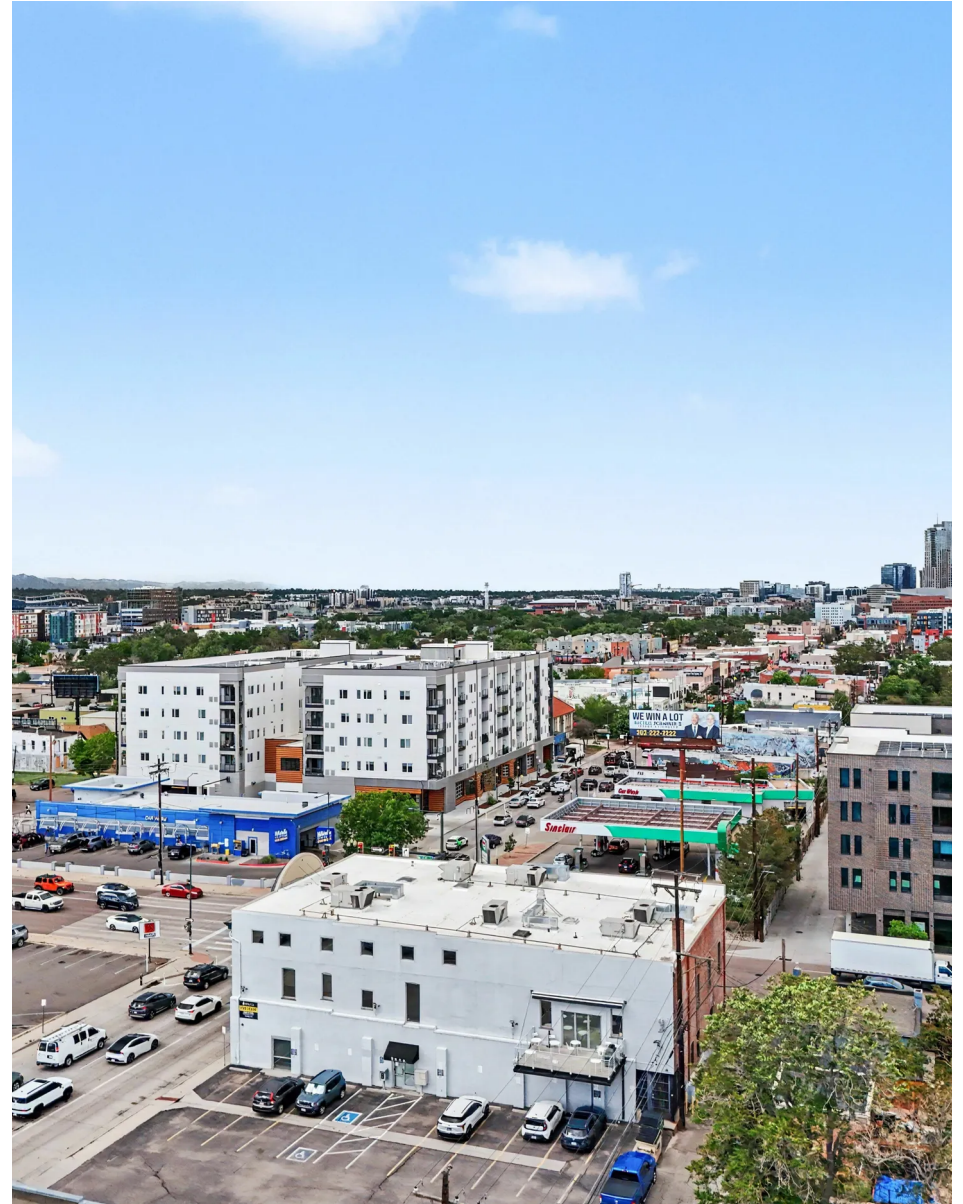
3RD FLOOR













DENVER CENTER FOR
THE PERFORMING ARTS

COLORADO CONVENTION
CENTER



COLORADO STATE CAPITOL
CIVIC CENTER PARK

DENVER ART MUSEUM
CLYFFORD STILL MUSEUM
HISTORY COLORADO CENTER

CHEESEMANS
PARK

DENVER BOTANIC
GARDENS

CAPITAL HILL

W 8TH AVE



SPEER BLVD

DENVER COUNTRY
CLUB

E ALAMEDA AVE

WASHINGTON
PARK

VILLA PARK

BARNUM

BAKER

SUBJECT
PROPERTY

FUTURE HOME OF THE
DENVER BRONCOS



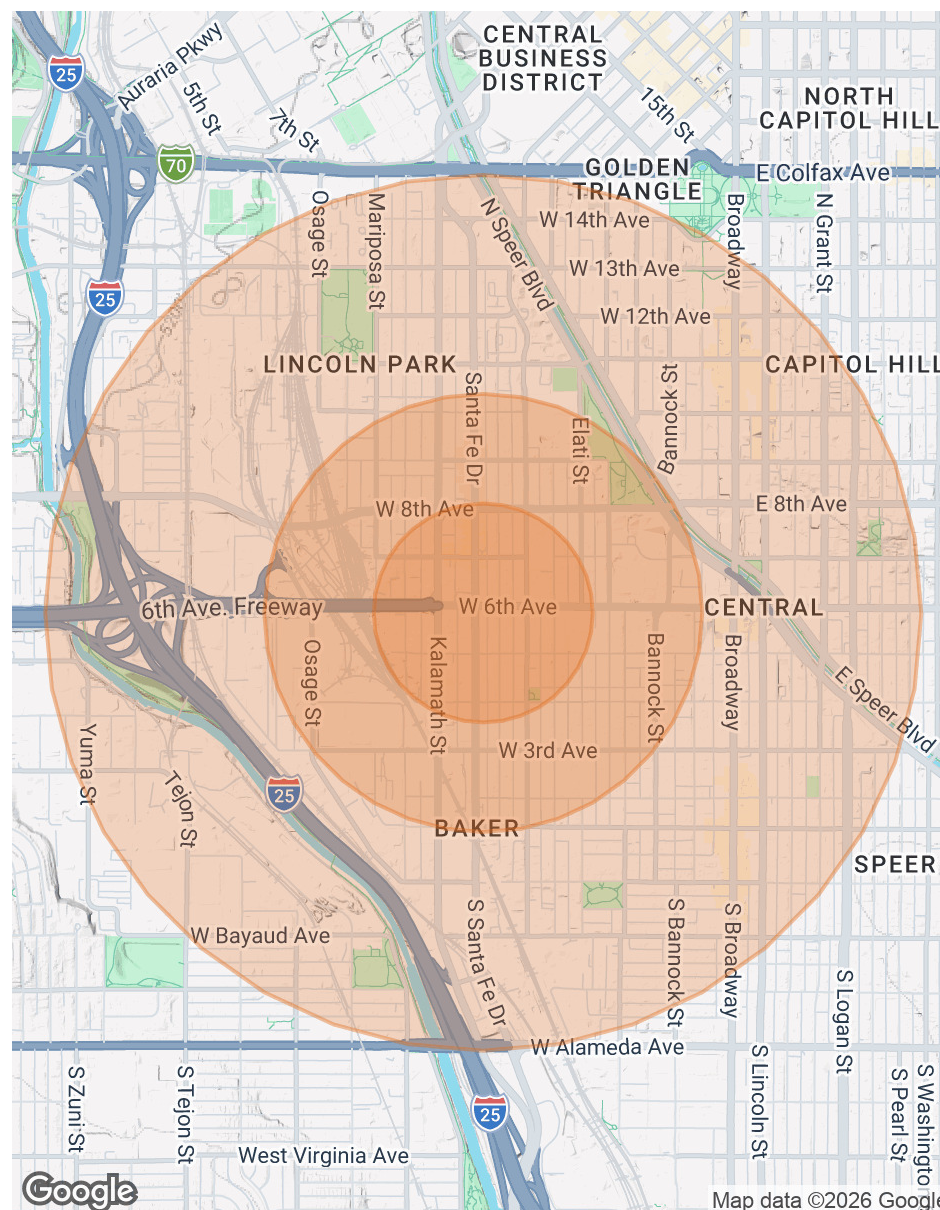
FUTURE HOME OF THE
DENVER NUGGETS (ARENA)

101574 SANTA FE DRIVE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,116	4,899	25,517
Average Age	33.2	34.9	33.9
Average Age (Male)	33.7	35.3	34.4
Average Age (Female)	32.6	33.5	33.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	565	2,367	14,907
# of Persons per HH	2.0	2.1	1.7
Average HH Income	\$137,788	\$139,407	\$113,692
Average House Value	\$652,524	\$625,856	\$575,105

2023 American Community Survey (ACS)



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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupe.com