

2027 S UNIVERSITY

FOR LEASE



PROPERTY OVERVIEW

ADDRESS:	2027 S University Blvd, Denver, CO 80210
LEASE RATE:	\$34.56/SF (\$3,600/MO)
BUILDING TYPE:	RETAIL
AVAILABLE SF:	1,250 SF
LOT SIZE:	6,305 SF
ZONING:	C-MS-8
PARKING:	5 dedicated spaces
EST. OPEX (2026):	\$13.37/SF

PROPERTY HIGHLIGHTS

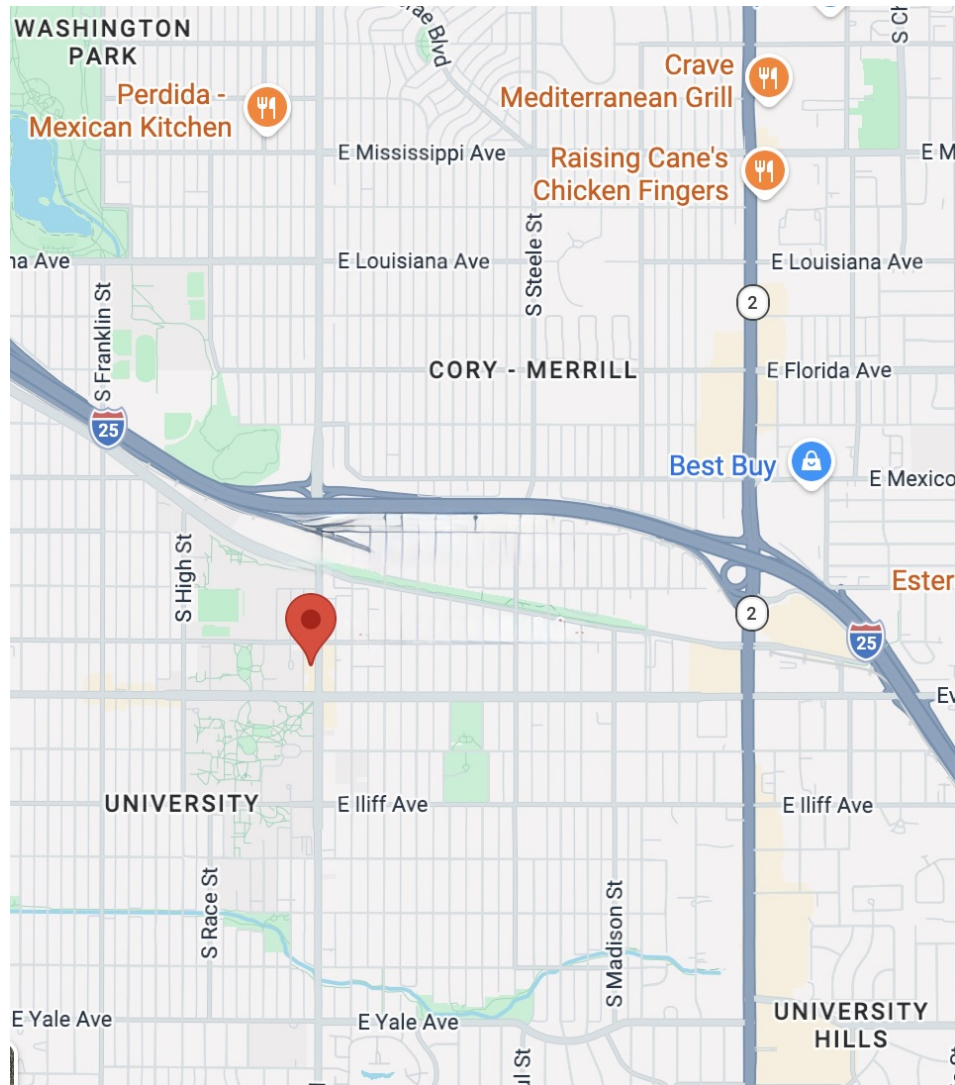
- Prime University & Evans location
- Dedicated rear parking
- Steps away from the University of Denver
- High household income in immediate area
- Bright, clean space ideal for retail, food, fitness, personal care, or service users
- Significant daytime and nighttime pedestrian traffic
- Excellent for personal services/fitness, retail, office, or bank use

FOR MORE INFORMATION

KAREN WOLFE

303-725-6371 | KWOLFE@FOXREALCO.COM

LOCATION & PROPERTY PHOTOS



INTERIOR 2027 S UNIVERSITY
INTERIOR 2027 S UNIVERSITY



AERIAL VIEW
AERIAL VIEW

Information contained herein is from sources deemed reliable but not guaranteed.
 Prospective tenants are advised to verify all information.