

# 3,437sf Available Space for Lease | 77 West 9th Avenue

ONLY MOMENTS AWAY FROM DOWNTOWN, LODO & RINO ACTIVITIES | 77 WEST NINTH AVENUE, DENVER, CO 80204



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## basic area concepts

*This space has been an office that could pass as well for a law firm specific to the areas around the State Capitol and nearby districts of Downtown, Lodo, and RiNo. However, it may serve better as a business dealing with the food industries like a coffee shop, a special desserts bakery, a unique ice cream parlor, candies from around the world, and the like. Next door is the famous La Rumba Denver nightclub for latin jazz, the other tenant a culinary school. This area is brimming with many art and entertainment venues attracting visitors year round. Please call for more information.*



# weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

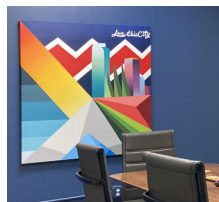
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- ▶ Newly opened 3,437 sf space for lease
- ▶ Asking rate: \$23.50 psf plus NNN
- ▶ Office suites, conference rooms, full kitchen, plenty of storage
- ▶ Potential conversion to food use (please contact broker for info)
- ▶ Possible use for coffee, desserts, candy, pizza on the go, and more
- ▶ High ceilings with skylights and plenty of open space layout

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## Area Demographics 2025, unless otherwise noted

| Demographics Overview     | 1-Mile   | 3-Miles   | 5-Miles   |
|---------------------------|----------|-----------|-----------|
| Avg Est Population (2024) | 44,910   | 250,858   | 527,047   |
| Avg HH Income (2025)      | \$94,308 | \$115,886 | \$112,149 |

### Daytime Employment per Sector

|                           |        |        |        |
|---------------------------|--------|--------|--------|
| Prof & Bus Serv Employees | 13,172 | 51,844 | 69,341 |
| Fin Services Employees    | 9,399  | 25,969 | 35,306 |

### Consumer Spending per Avg Household

|                        |         |         |         |
|------------------------|---------|---------|---------|
| Food & Alcohol         | \$8,074 | \$9,066 | \$9,157 |
| Entertainment, Hobbies | \$4,205 | \$4,861 | \$4,935 |

### Avg Housing Occupancy in general area

|                 |                |
|-----------------|----------------|
| Renter Occupied | 67% Households |
| Owner Occupied  | 33% Households |



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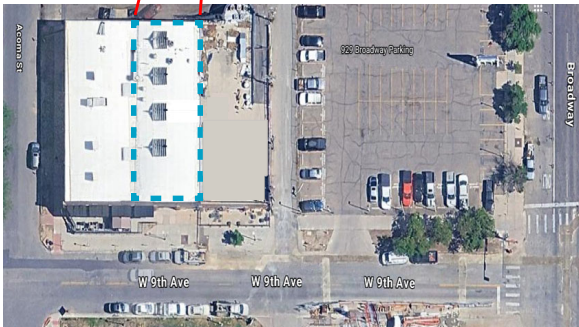
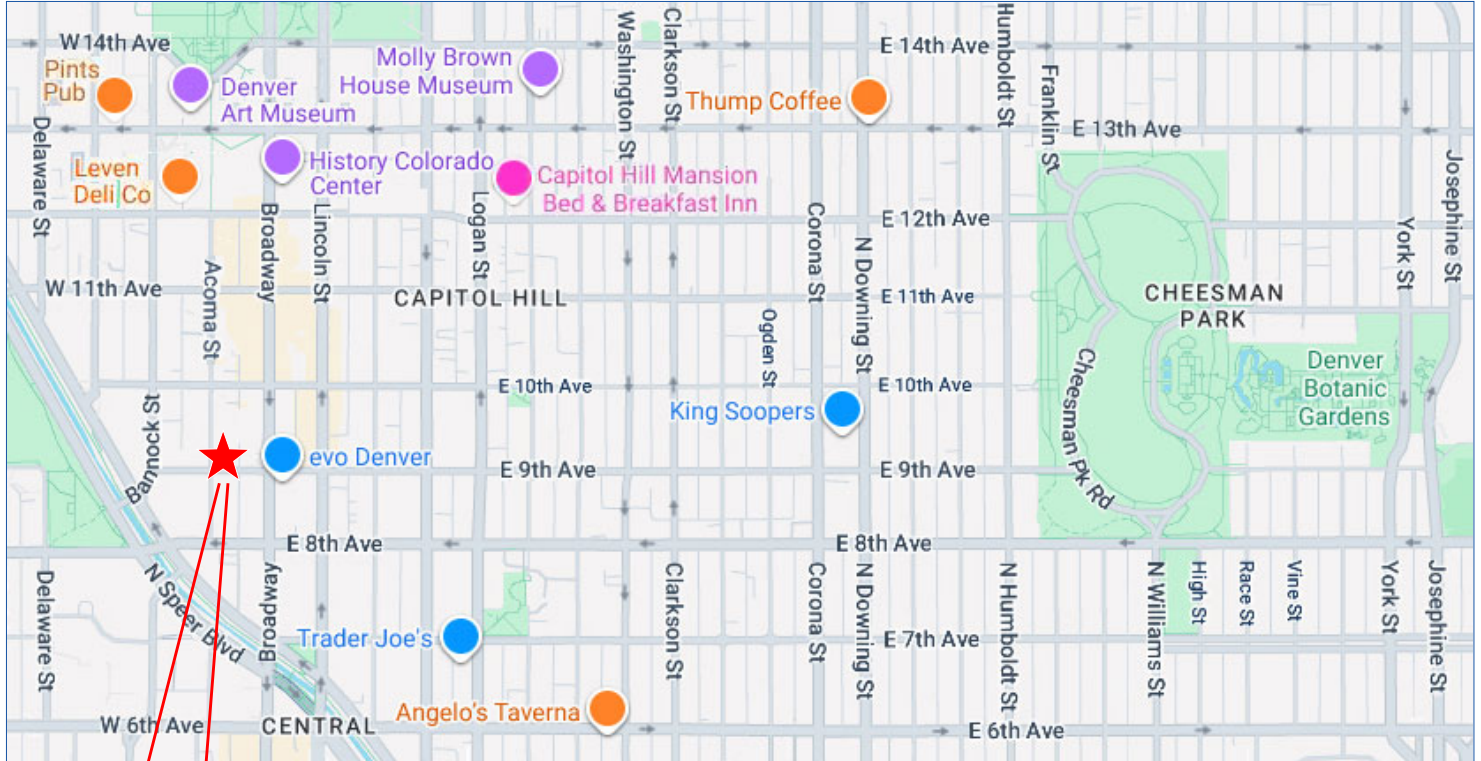
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*Please feel free to give us a call for more information  
and to see how we can work with you to fit your own  
specialized needs.*

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## the keyword: possibility

Generally speaking, the demographics for this area currently appears to show a strong direction toward companies involved in sectors dealing with food and the unusual. This particular space could be utilized for small catering enterprises, pizza on the go, unique baked goods and unusual dessert pastries, fudge and rich chocolate, ice cream, special candies from around the world, and the like. In a different direction the sale of crystal glassware, unusual products from around the world, or a multitude of luxury items could possibly work. Nearby, the Beauvallon, a luxury condominium complex caters to those who enjoy Mediterranean luxury, and throughout the area are venues that adhere to such trains of thought in the growing populations.\*Please call for more information and to see about possibilities.

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