

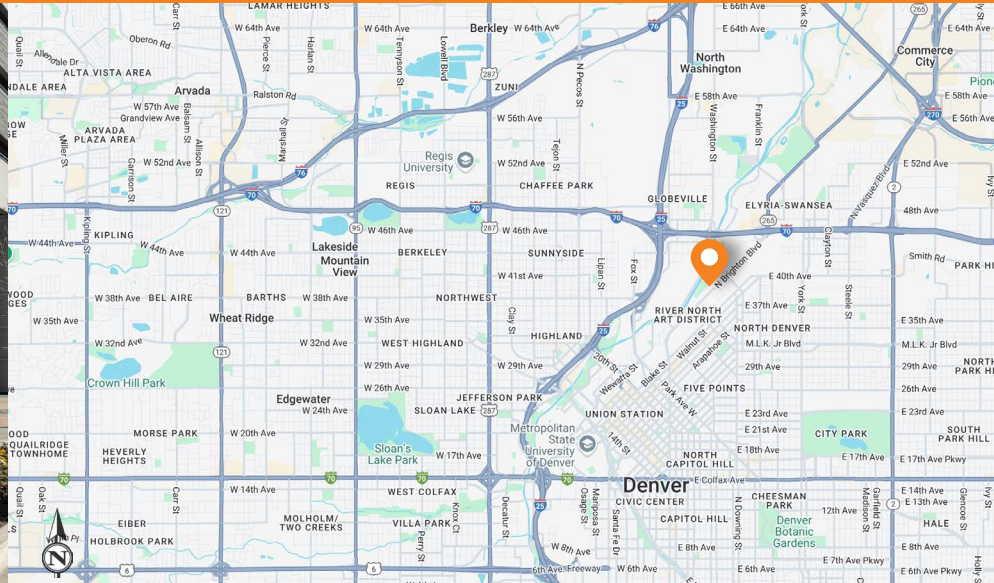
SECOND GENERATION RESTAURANT, OFFICE AND RETAIL SPACES AVAILABLE

3513 BRIGHTON BLVD

DENVER, CO



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AVAILABLE FOR LEASE

AVAILABLE

- 3,503 SF Former Medical Office
- 2,278 SF Retail Space
- 1,501 SF Retail/Office Studio

PROPERTY HIGHLIGHTS

- Located across the street from the new Ace Padel, going into the former Great Divide Brewing Company space.
- Onsite parking

TRAFFIC COUNTS

On N Brighton Blvd south of 36th St	15,846 CPD
On N Brighton Blvd north of 36th St	15,595 CPD
On 38th St north of N Brighton Blvd	14,931 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	29,215	200,591	451,534
AVERAGE HH INCOME	\$131,737	\$140,572	\$149,060
BUSINESSES	1,504	18,731	36,135
EMPLOYEES	14,559	227,424	363,191

Source: Applied Geographic Solutions, 2026 Estimates

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NEARBY RETAILERS



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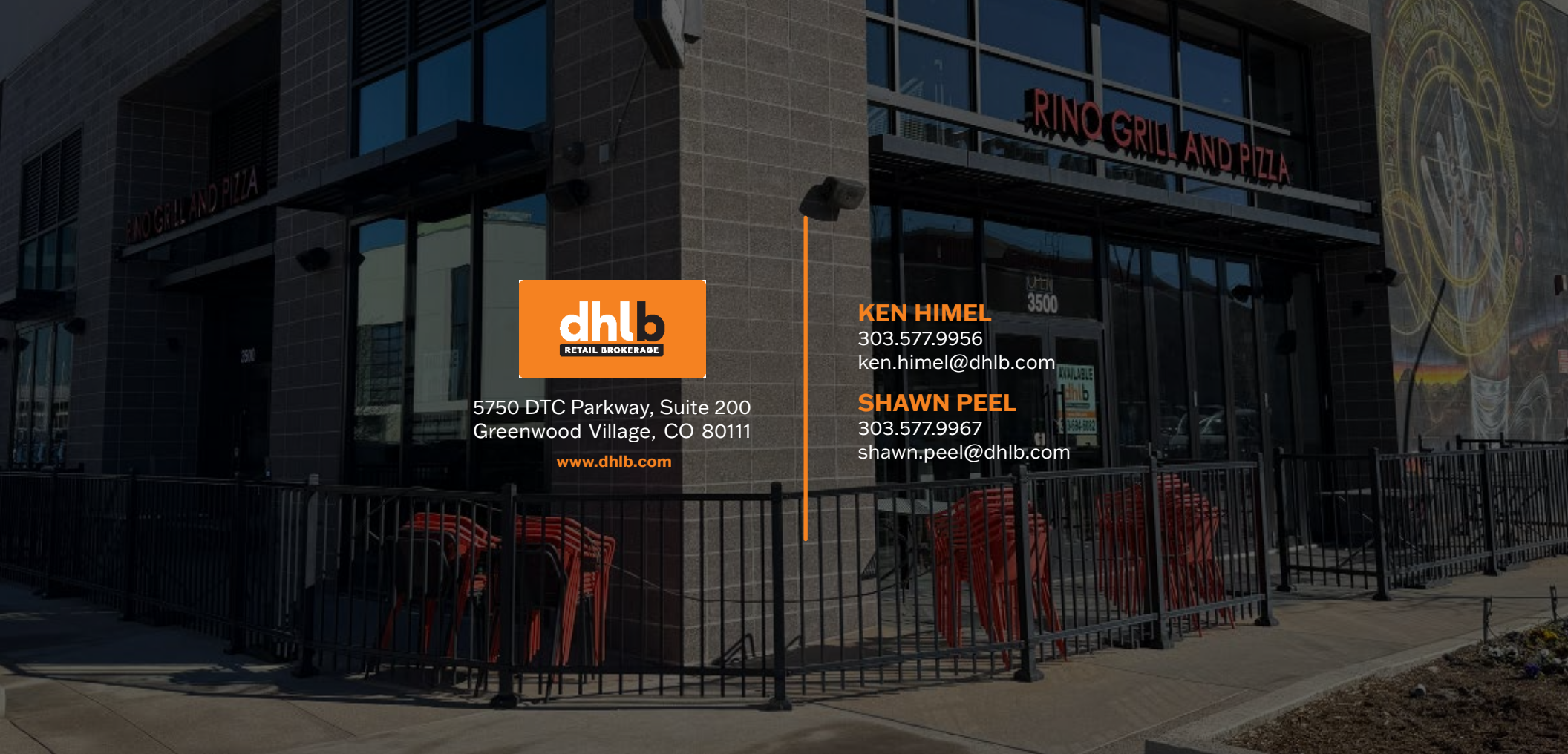


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