

GROUND FLOOR OFFICE AND RETAIL SPACES AVAILABLE

3513 BRIGHTON BLVD

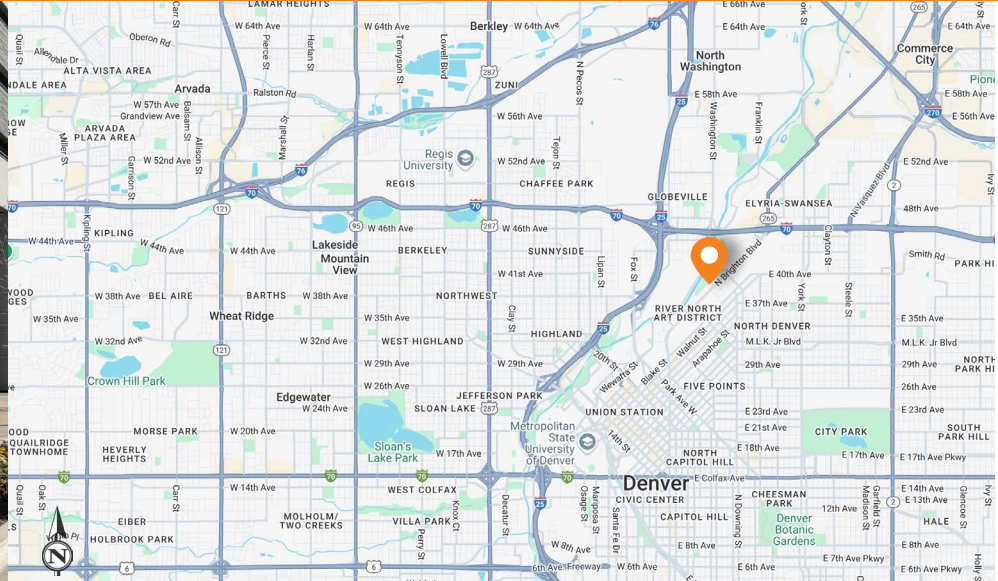
DENVER, CO



CLICK HERE FOR
VIRTUAL TOUR



AVAILABLE FOR LEASE



AVAILABLE

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

KEN HIMEL

303.577.9956
ken.himel@dhlb.com

SHAWN PEEL

303.577.9967
shawn.peel@dhlb.com

PROPERTY HIGHLIGHTS

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

NEARBY RETAILERS



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

GROUND FLOOR OFFICE AND RETAIL SPACES AVAILABLE

3513 BRIGHTON BLVD

DENVER, CO



3513 BRIGHTON BLVD





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

KEN HIMEL

303.577.9956

ken.himel@dhlb.com

SHAWN PEEL

303.577.9967

shawn.peel@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)