1700 HUMBOLDT ST

DENVER, CO

dhlb RETAIL BROKERAGE



PROPERTY HIGHLIGHTS

- 1,500 SF 2nd generation kitchen available with storefront and large patio.
- High income City Park West neighborhood location.
- Existing fixtures and equipment are included.

NEARBY RETAILERS

WHITE PIE · NOODLES by Nina · SOM DEE THAI KITCHEN AND BAR · HAMBURGER MARY'S Bar & Grille

TRAFFIC COUNTS

On E 17th Ave east of Franklin St	8,149 CPD
On E 17th Ave west of Franklin St	8,355 CPD
On Franklin St nor th of E 17th Ave	1,894 CPD
On Franklin St south of E 17th Ave	880 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	48,209	249,483	508,251
AVERAGE HH INCOME	$119,513	$163,304	$159,371
BUSINESSES	3,851	23,813	40,905
EMPLOYEES	47,258	269,342	414,416

Source: Applied Geographic Solutions, 2026 Estimates

KEN HIMEL
303.577.9956
ken.himel@dhlb.com

SHAWN PEEL
303.577.9967
shawn.peel@dhlb.com

CLICK HERE

VIRTUAL TOUR

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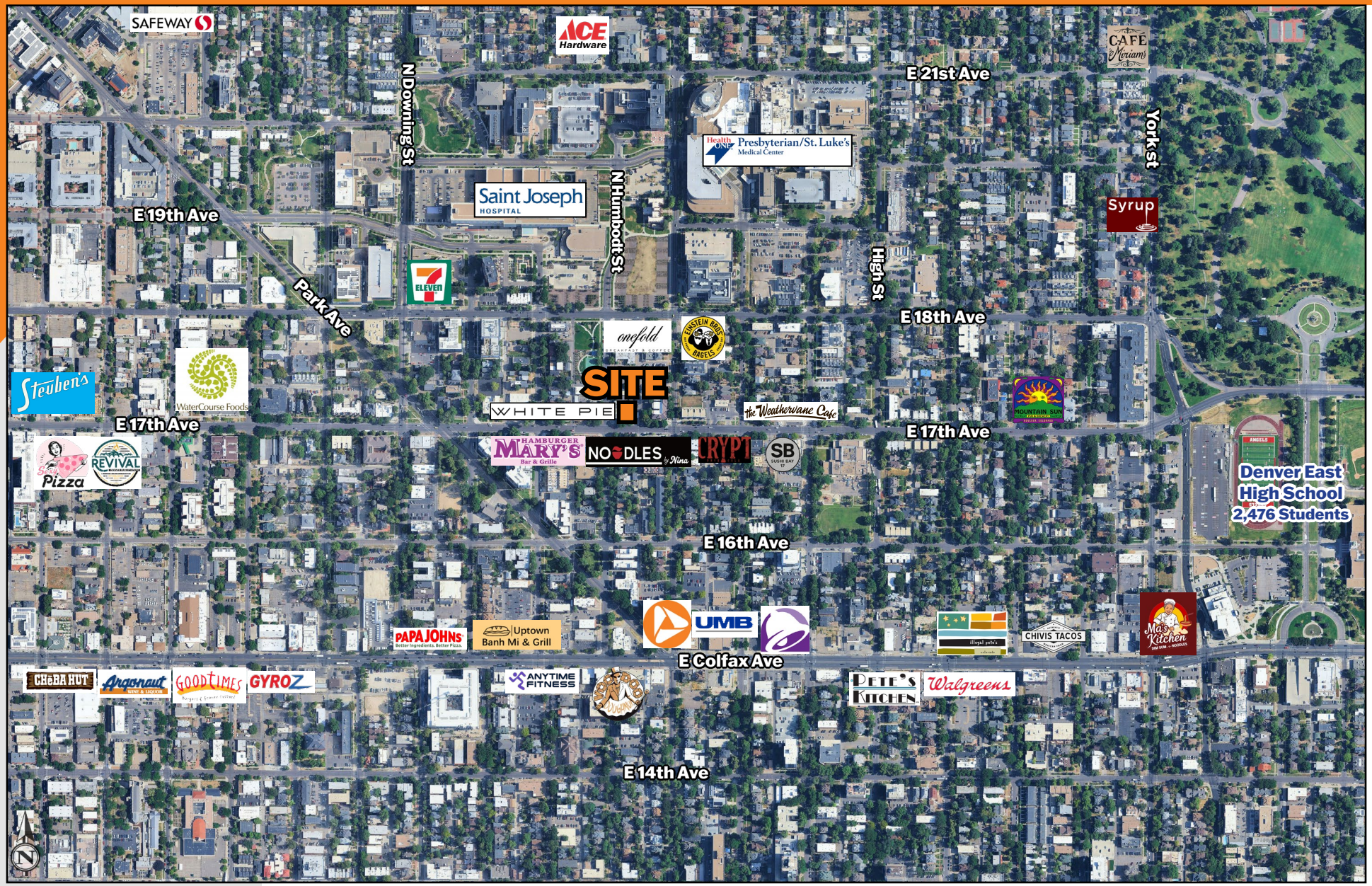
dhlb
RETAIL BROKERAGE

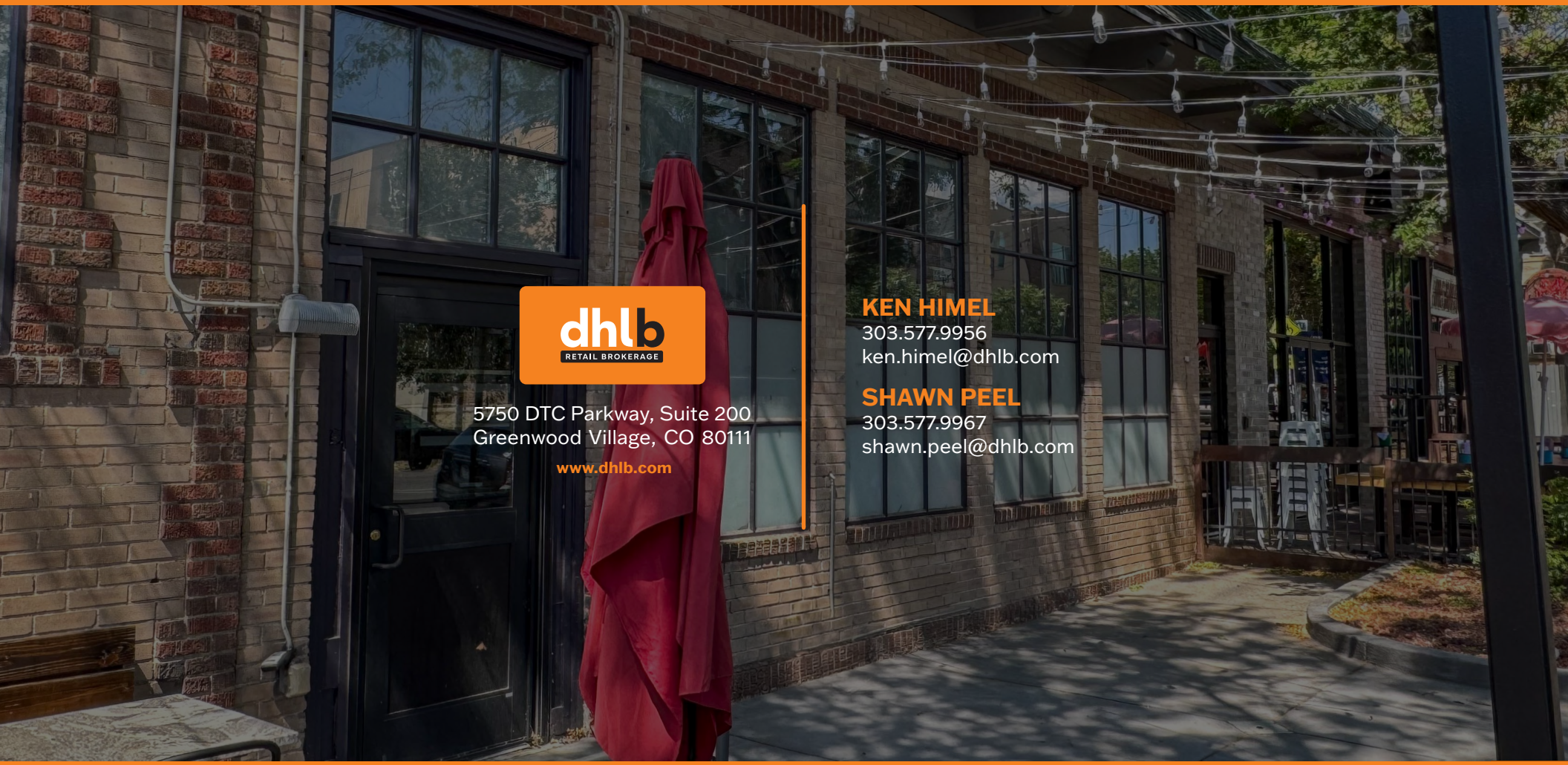


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5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111
www.dhlb.com

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BROKER DISCLOSURE