

THE JAMES

2091 S GILPIN
DENVER, CO



2,750 SF
RETAIL FOR LEASE

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SITE

OVERVIEW

- 2,700 SF of prime restaurant/retail space in Denver's (DU) University neighborhood.
- The James, a three story development features 18 residential units and secure below grade parking.
- Completion expected Summer 2026

HIGHLIGHTS



**2,700 SF RETAIL/
RESTAURANT SPACE**



**HALO ILLUMINATED
EXTERIOR SIGNAGE**



PATIO



NEIGHORHOOD

OVERVIEW

Situated along the vibrant Evans Avenue corridor, The James offers exceptional access to three of Denver's most established and sought-after neighborhoods: University of Denver (DU), Harvard Gulch, and Platt Park.

The site is a 1 minute walk to DU which has approximately 11,500 students.



93 Walk Score



University of Denver

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|-----------|-----------|-----------|
| Population | 22,508 | 162,601 | 488,495 |
| Average Household Income | \$178,893 | \$156,926 | \$139,585 |
| Media Age | 31 | 36 | 36 |
| Daytime Population | 22,982 | 210,400 | 613,721 |



Platt Park



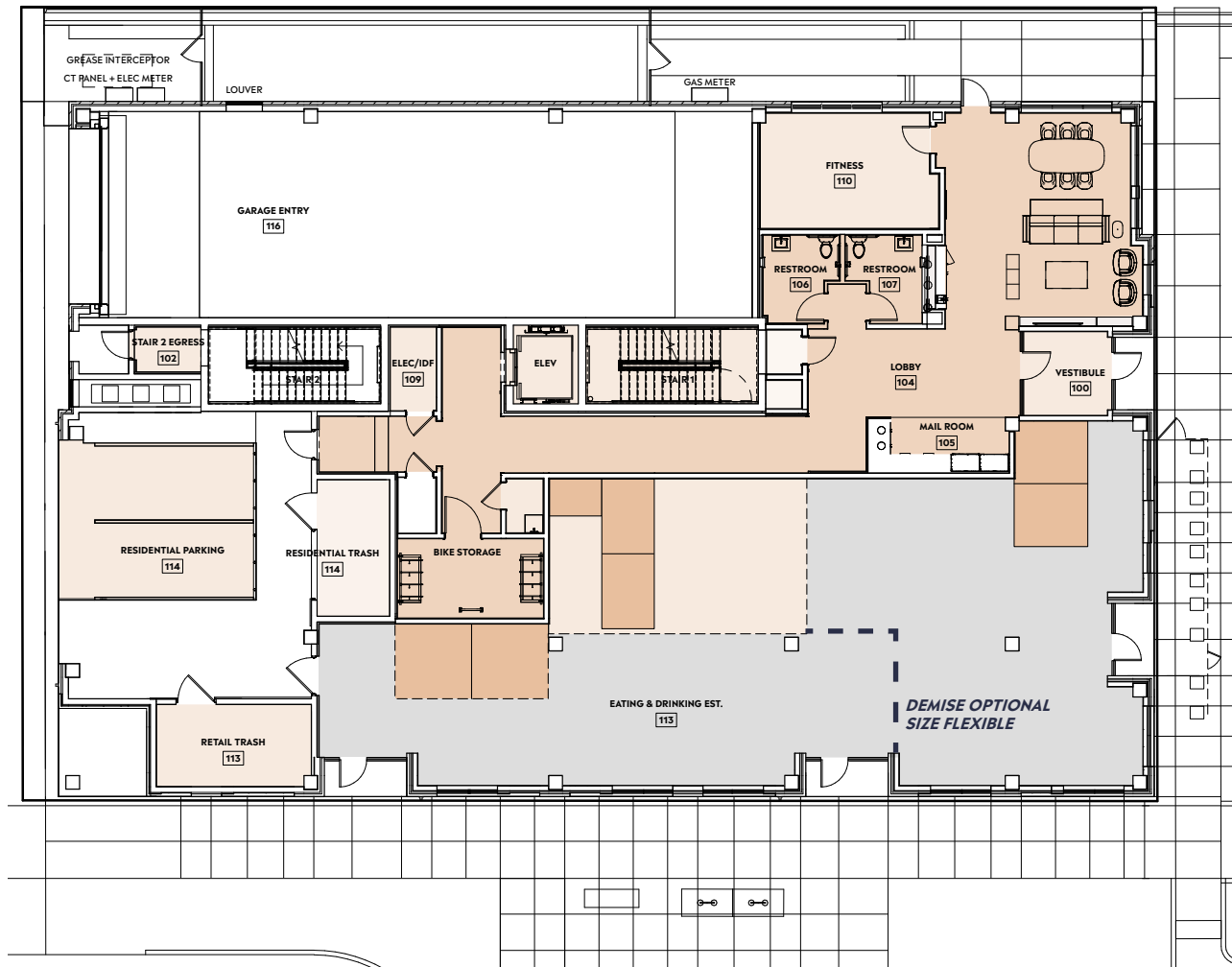
Harvard Gulch Park/Golf Course



DU Campus

FLOOR PLAN

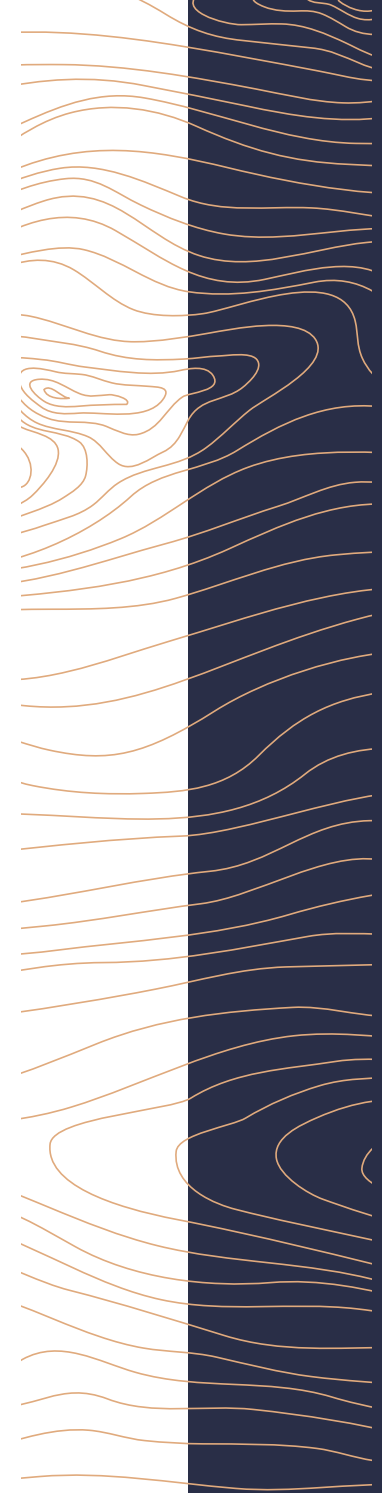
± 2,700 SF WHITE BOX | DEMISABLE



ALLEY

S GILPIN ST

EVANS AVE



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