



**ROCHE
& COMPANY**

FASCINATION ST. FINE ART

2727 E. 3rd Avenue
a cherry creek north property

RETAIL CONDOS FOR SALE OR FOR LEASE

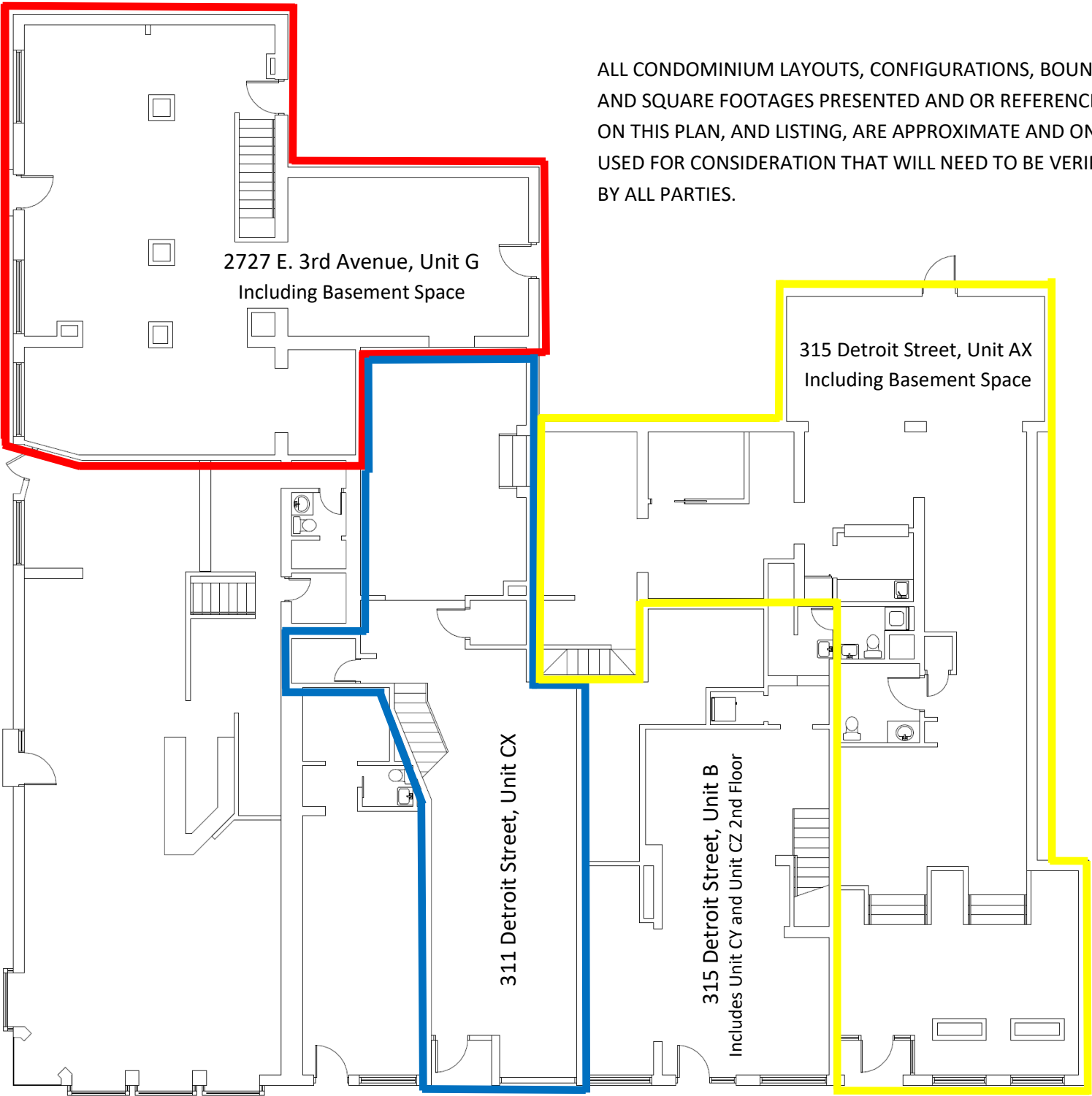




Offerings

- | | | |
|---|-------------------|--------------------------------------|
| • 2727 E. 3rd Avenue, Unit G. Includes Basement | 1,745 Square Feet | 2 Off Street Reserved Parking Spaces |
| • 311 Detroit Street, Unit CX. Includes Mezzanine | 1,646 Square Feet | 1 Off Street Reserved Parking Space |
| • 315 Detroit Street, Unit AX. Includes Basement | 1,999 Square Feet | 4 Off Street Reserved Parking Spaces |

ALL CONDOMINIUM LAYOUTS, CONFIGURATIONS, BOUNDRIES
AND SQUARE FOOTAGES PRESENTED AND OR REFERENCED
ON THIS PLAN, AND LISTING, ARE APPROXIMATE AND ONLY
USED FOR CONSIDERATION THAT WILL NEED TO BE VERIFIED
BY ALL PARTIES.



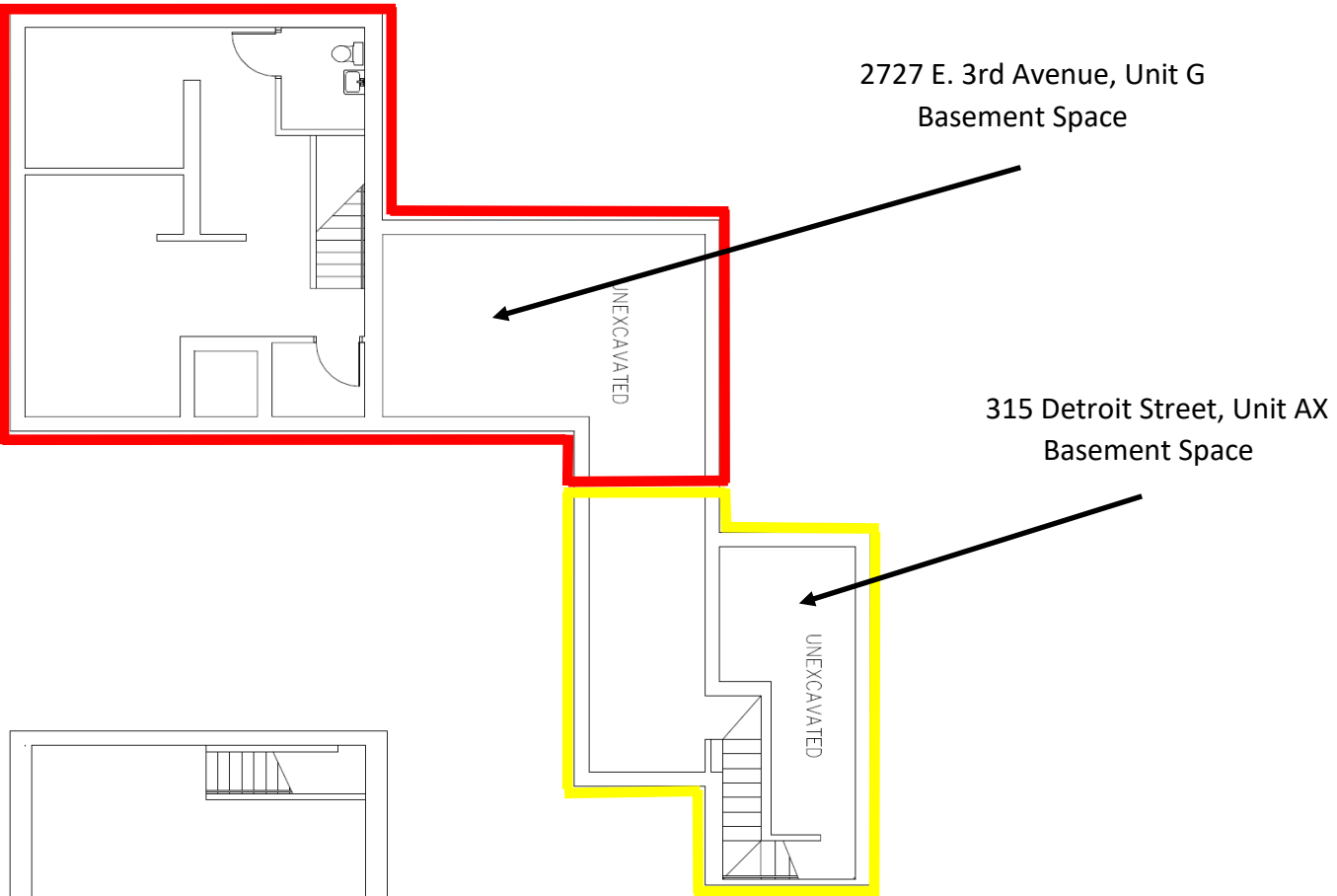
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FIRST FLOOR

DATE: 31MAY25
PROJECT:
2025-DETROIT

THIRD AND DETROIT
DENVER, CO

 C. PELL, ARCHITECT, LLC
cpell_arch@vahoo.com
6354 S. BLACKHAWK WAY, 303-718-1343



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BASEMENT

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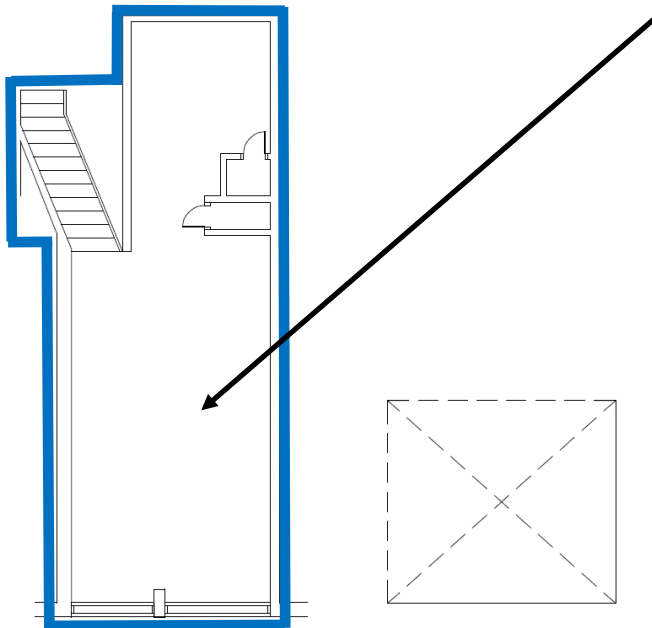
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MEZZANINE

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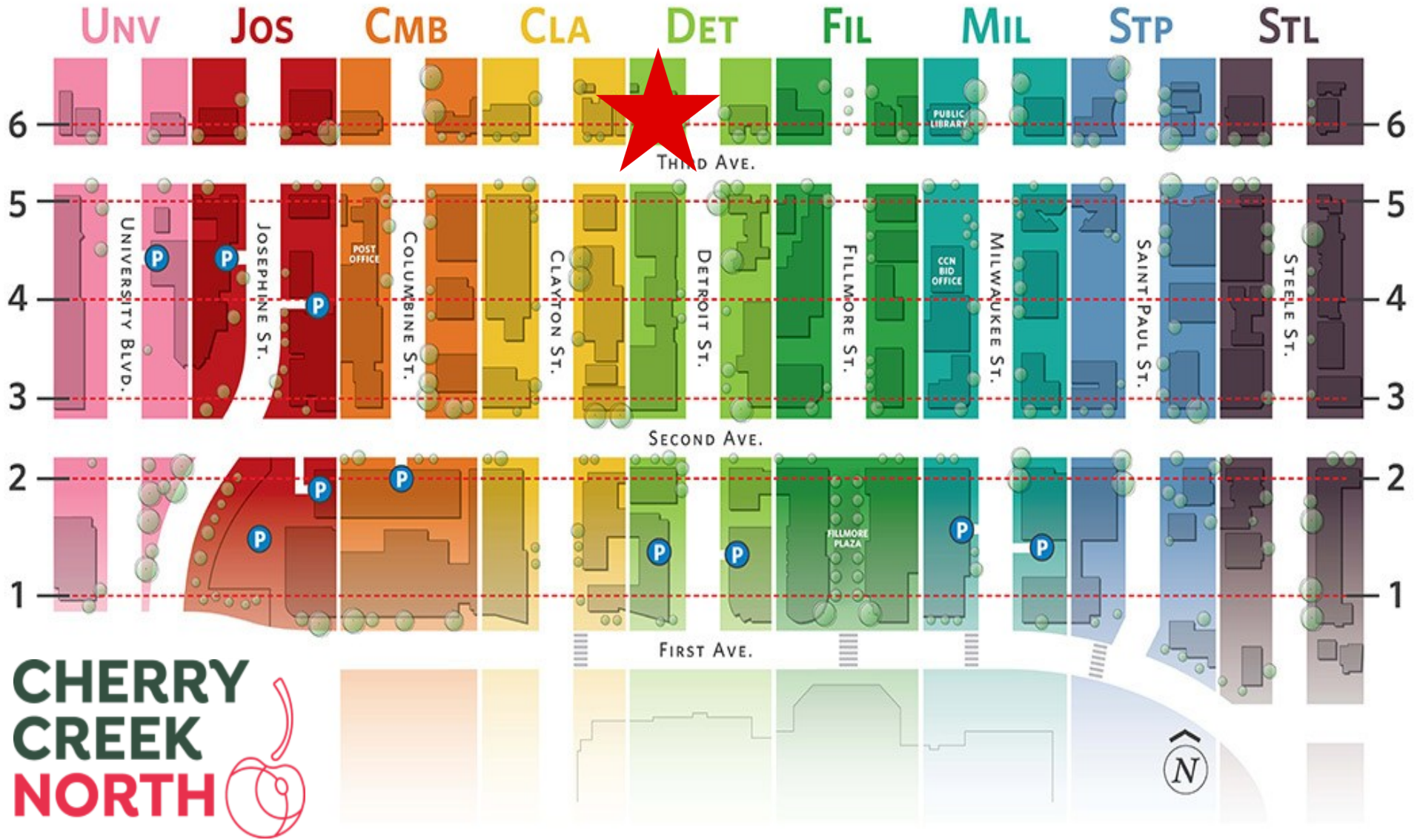
Cherry Creek North, the preeminent residential, retail and office district in Colorado and the Rocky Mountain region.

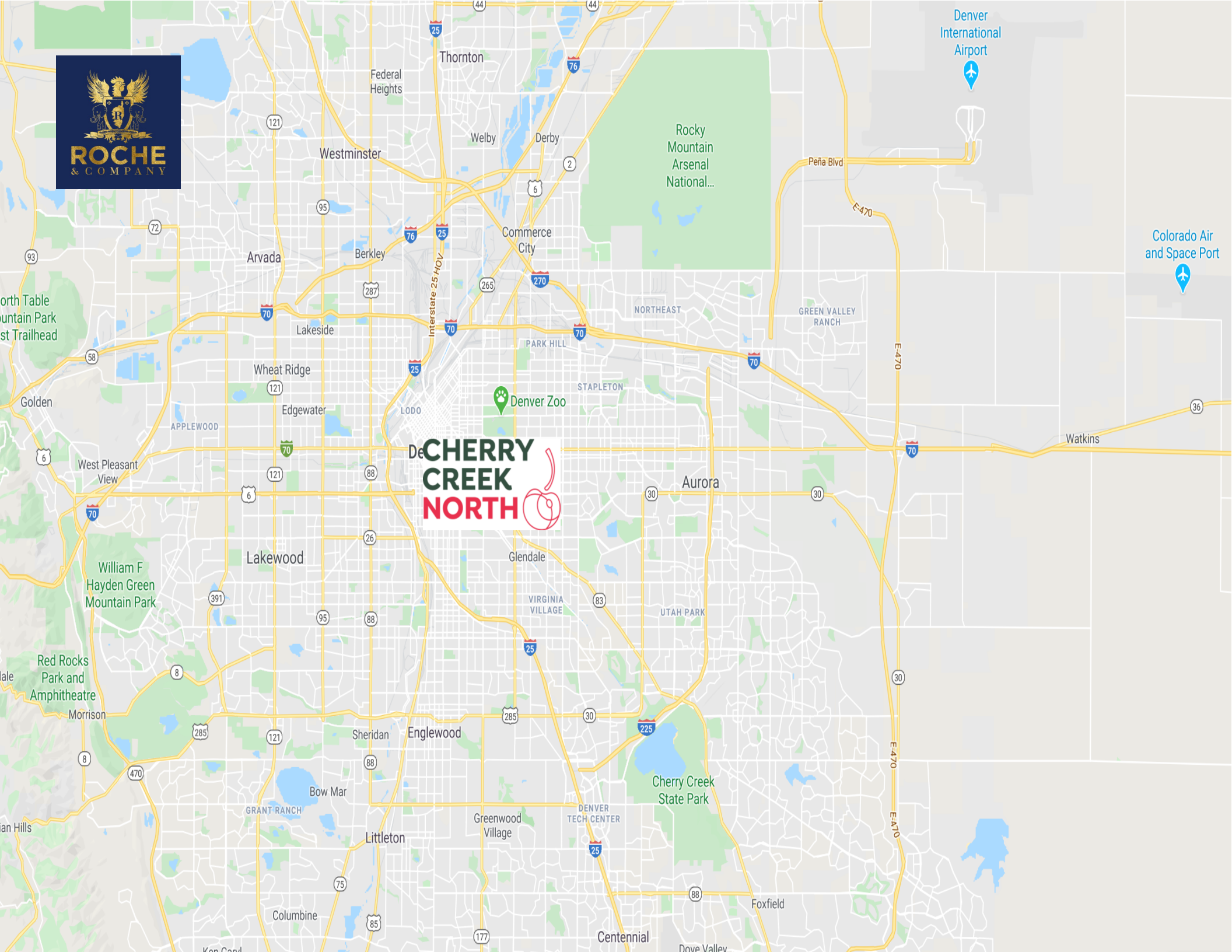
One hundred and forty years ago, Cherry Creek North was part of a small town called Harman. Since then, Cherry Creek North has emerged as a staple in the fabric of Denver and Colorado, blossoming into a very special mixed-use district.

Today, nearly 600 businesses make up the area's 16 walkable blocks, where you can find a variety of independent and international retailers featuring unique fashion, jewelry and home furnishing stores, spas, salons, art galleries, and restaurants.

Cherry Creek North's future is bright. More residential mid-rises, luxury hotels and state-of-the-art office buildings are developing throughout the district. In the last five years alone, residential units have increased 23%, hotel rooms have increased 69%, office space has increased 22% and retail space has increased 19%. The development has resulted in new, unique businesses opening their doors, treasured retailers expanding their spaces and more visitors dubbing Cherry Creek North their favorite destination.

With an exceptional mix of classic and contemporary retail and restaurants, a great lineup of events year round, and more grand openings on the way, Cherry Creek North has it all.





De**CHERRY**
CREEK
NORTH

Denver
International
Airport

Colorado Air
and Space Port

North Table
Mountain Park
East Trailhead

Red Rocks
Park and
Amphitheatre

William F
Hayden Green
Mountain Park

Cherry Creek
State Park

UTAH PARK

VIRGINIA
VILLAGE

NORTHEAST

GREEN VALLEY
RANCH

Commerce
City

Thornton

Westminster

Arvada

Golden

West Pleasant
View

Lakewood

Aurora

Glendale

Englewood

Sheridan

Littleton

Columbine

Centennial

Foxfield

Dove Valley

Greenwood
Village

DENVER
TECH CENTER

GRANT RANCH

Bow Mar

Man Hills

Morrison

ale

North Table
Mountain Park
East Trailhead

Golden

Golden

Golden



Roche Fore
Principal / Managing Broker

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