

# FOR SALE

3455 – 3459 LARIMER STREET, DENVER, CO 80205



## LIST PRICE: \$1,000,000 (\$160/SF)

### PROPERTY OVERVIEW

LIST PRICE	\$1,000,000 (\$160/SF)
TYPE	Land
LOT SIZE	6,250 SF / 0.14 AC
CURRENT ZONING	<a href="#">C-MX-5</a>

### DESCRIPTION

Located in the heart of Denver's RiNo Art District, 3455–3459 Larimer Street offers a rare opportunity to acquire a 6,250 SF commercial lot along one of the neighborhood's most active corridors. The area has experienced substantial development over the past several years, with approximately 6,000–7,000 residential units delivered within a ½-mile radius, including more than 3,000 units completed since 2020. This growth has significantly increased population density and demand for retail, office, and mixed-use uses.

The property benefits from strong visibility, high pedestrian traffic, and proximity to RiNo's established restaurants, breweries, and creative users. Zoned C-MX-5, the site allows for a wide range of commercial and mixed-use redevelopment options, including retail, office, residential, and live/work concepts.

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**DOWNTOWN  
DENVER**

**N Downing St**

**Lawrence St**

**Walnut St**

**Larimer St**

**35th St**

**RINO GROWTH SNAPSHOT**

6,000–7,000 RESIDENTIAL  
UNITS DELIVERED  
WITHIN ½ MILE

3,000+ UNITS  
DELIVERED  
SINCE 2020

MULTIPLE 400–600+ UNIT  
MULTIFAMILY PROJECTS  
WITHIN WALKING DISTANCE

ONE OF DENVER'S TOP  
SUBMARKETS FOR RENT  
GROWTH AND ABSORPTION

**ZONING: C-MX-5 (URBAN CENTER MIXED-USE)**

**PERMITTED USES:**

- Multifamily residential (apartments, condos, townhomes)
- Live/work units
- Retail & restaurants (bars, breweries, coffee shops, food trucks)
- Office & creative studio space
- Personal services (fitness, wellness, salons)

**ADDITIONAL USES**

**(SUBJECT TO REGULATIONS):**

- Hospitality (boutique hotel, short-term rentals)
- Artisan manufacturing (brewery, maker space)
- Group living / daycare / community uses

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[CLICK HERE FOR PERMITTED USES](#)



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