

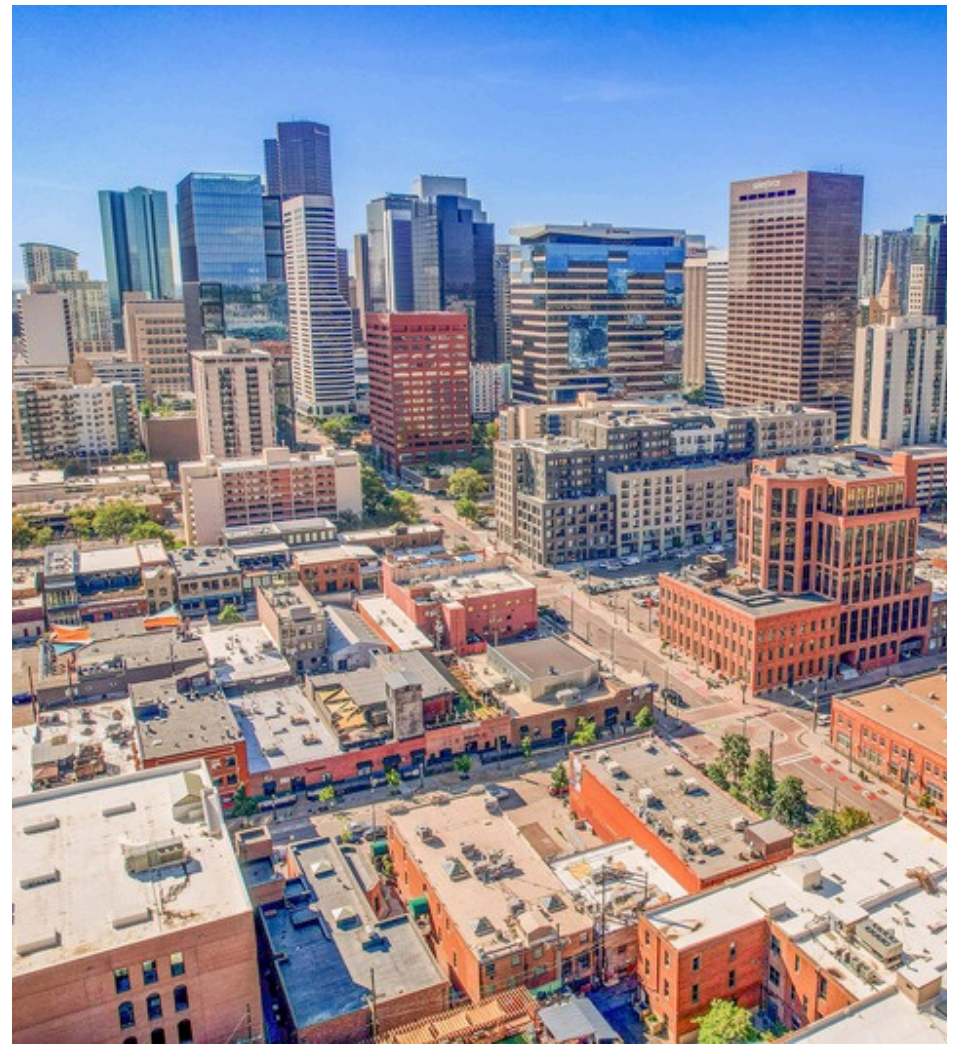
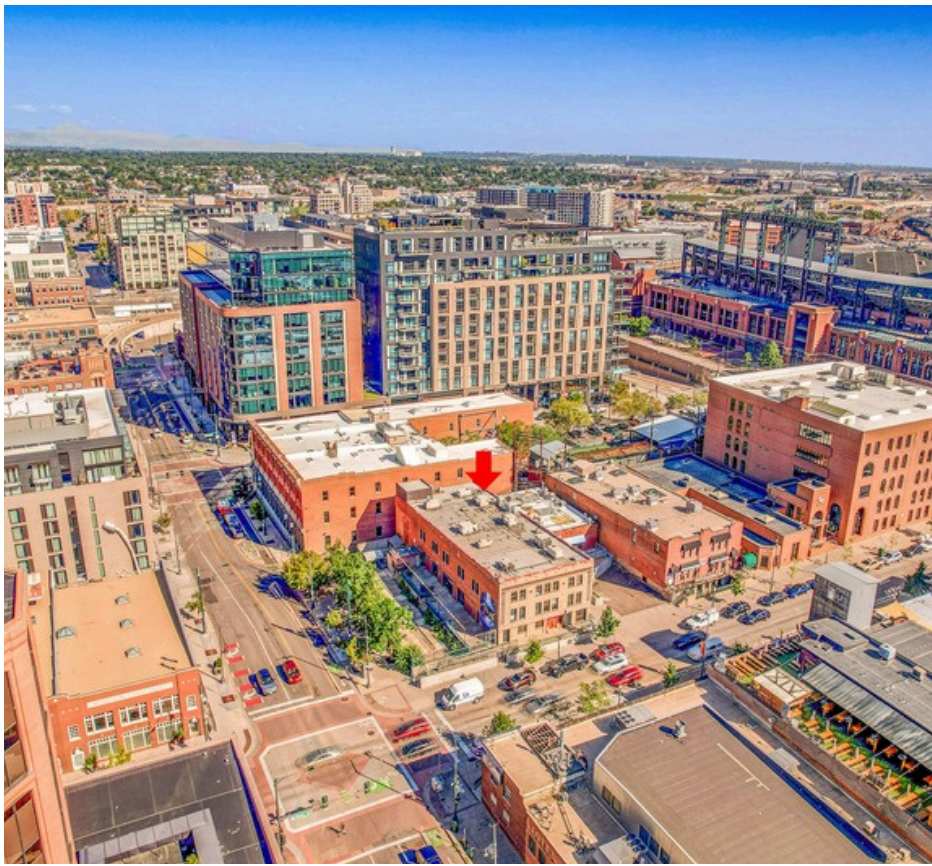
# 1909 BLAKE ST

1909 Blake Street | Denver, CO  
OFFERING MEMORANDUM



Joe Awad, CCIM  
BLURIVER Real Estate  
Principal | Sr. Advisor  
(720) 600-7811 x8  
joe@bluriver.net  
Lic: ER40030979





## OFFERING SUMMARY

ADDRESS	1909 Blake Street Denver CO 80202
COUNTY	Denver
MARKET	Downtown Denver
SUBMARKET	LODO Denver
BUILDING SF	11,028 SF
LAND ACRES	0.2879
LAND SF	12,540 SF
YEAR BUILT	1910
YEAR RENOVATED	1998
APN	2279-13-017

## FINANCIAL SUMMARY

PRICE	\$5,400,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	46,680	245,163	483,875
2025 Median HH Income	\$110,960	\$104,527	\$102,200
2025 Average HH Income	\$144,122	\$144,272	\$144,691

## Property Highlights

- Prime LoDo location steps from Coors Field, McGregor Square, Dairy Block, Union Station & countless nightlife venues
- Building size: ±11,028 SF
- VIP basement level with high ceilings, restrooms, storage & elevator access
- Multiple bars throughout building
- Elevator serving all three floors for guest and staff convenience
- Kitchen spaces in each building to support food and beverage programs
- Large development footprint (±18,500 SF lot) with 8-story mixed-use zoning
- Historic brick architecture with modern adaptability
- Formerly licensed and built for high-capacity nightlife operations
- Perfect for event venues, hospitality concepts, retail flagships, breweries, or creative office conversions

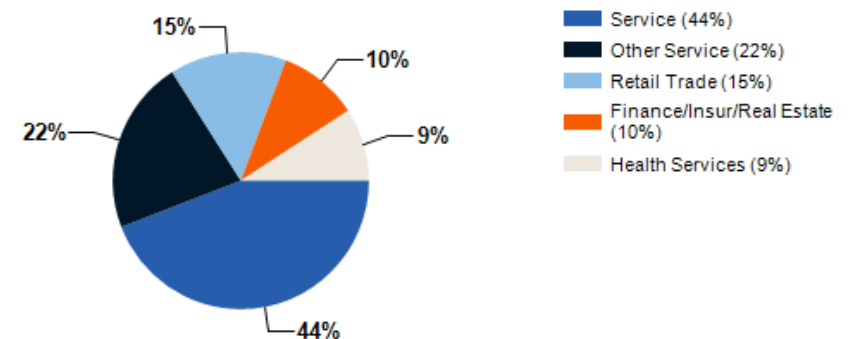
Whether you're looking to revive a piece of Denver's nightlife history or unlock its development potential, this is a once-in-a-generation opportunity in one of the city's most coveted districts.

## Iconic LoDo Nightlife Building

±11,028 SF historic commercial building originally constructed at the turn of the century and formerly operated as a high-profile nightlife and entertainment venue, most notably as the home of Denver's iconic Beta Nightclub. The property features legacy architecture, open interior volumes, and flexible floor plates, with an existing 8-story mixed-use configuration offering immediate operational potential and exceptional redevelopment upside.

Located in the core of Lower Downtown (LoDo), the asset is positioned steps from Coors Field, McGregor Square, Dairy Block, and Union Station—one of Denver's most active and supply-constrained urban submarkets. The surrounding concentration of office, residential, hotel, and entertainment uses drives consistent pedestrian traffic and supports long-term demand, positioning the property as a compelling opportunity for investors seeking an irreplaceable LoDo location with meaningful repositioning or redevelopment optionality.

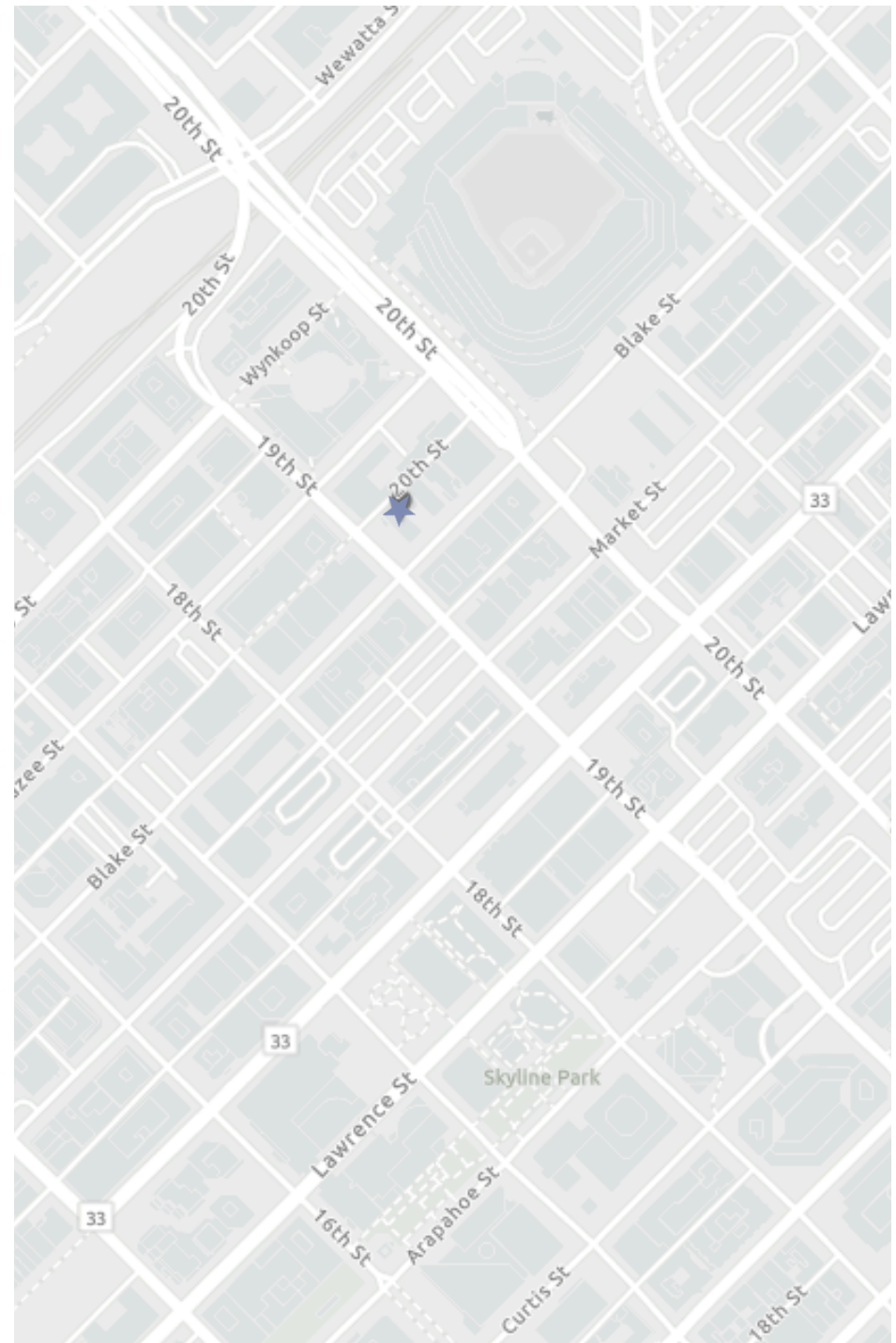
Major Industries by Employee Count





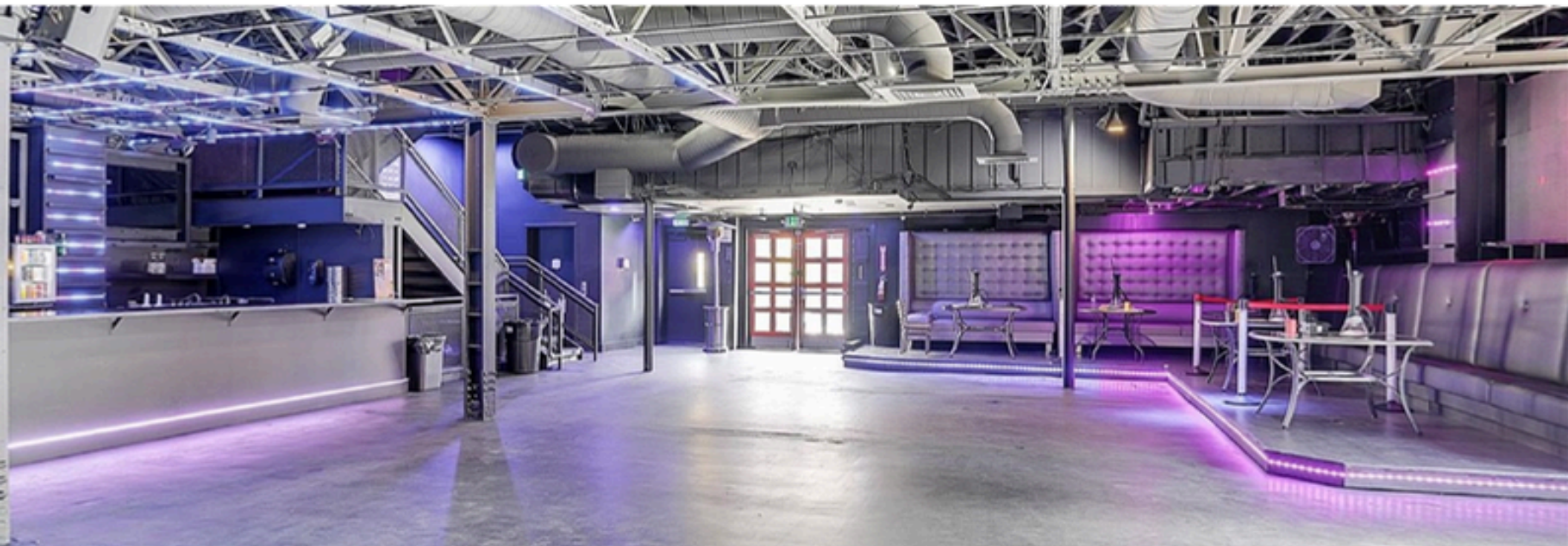
# PROPERTY FEATURES

BUILDING SF	11,028
YEAR BUILT	1910
YEAR RENOVATED	1998 & 2025
ZONING TYPE	D-LD
RECENT USE	Night Club
FEATURES	Open Dance Floor w/ Mezzanine
NUMBER OF BUILDINGS	1
LOCATION	Heart of LODO
BASEMENT	Has high ceilings throughout and restrooms
BAR	Several throughout the building

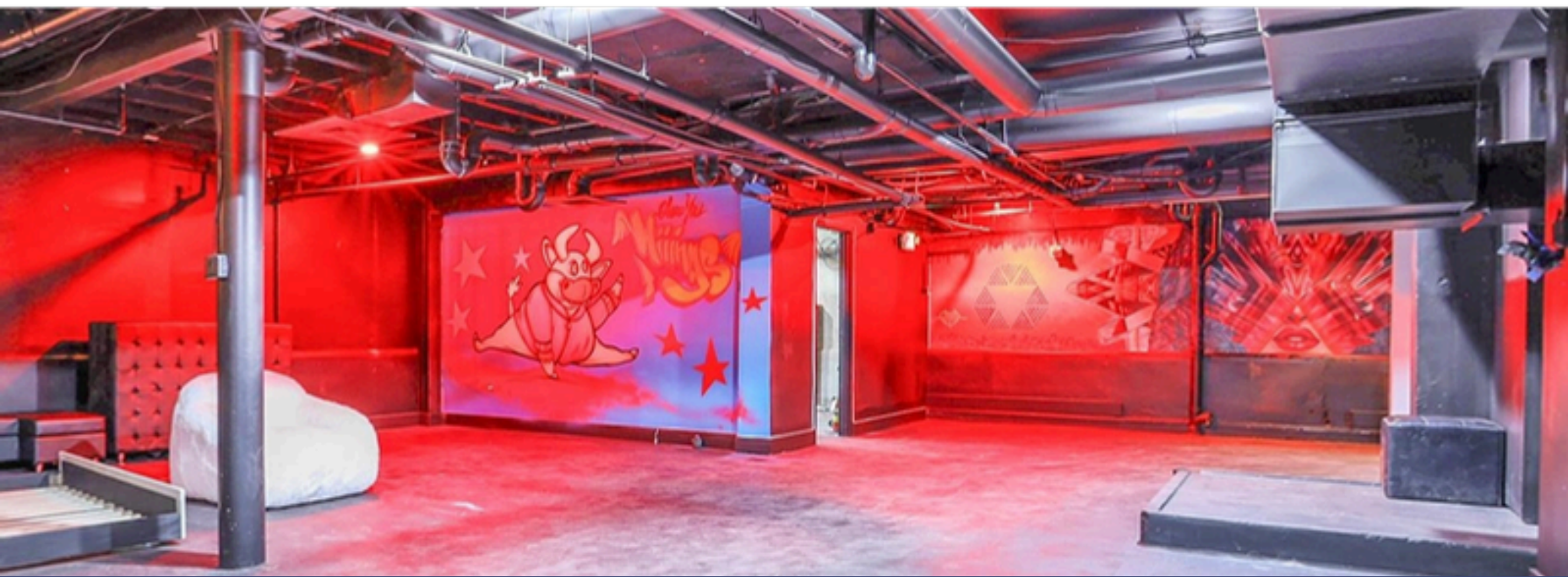


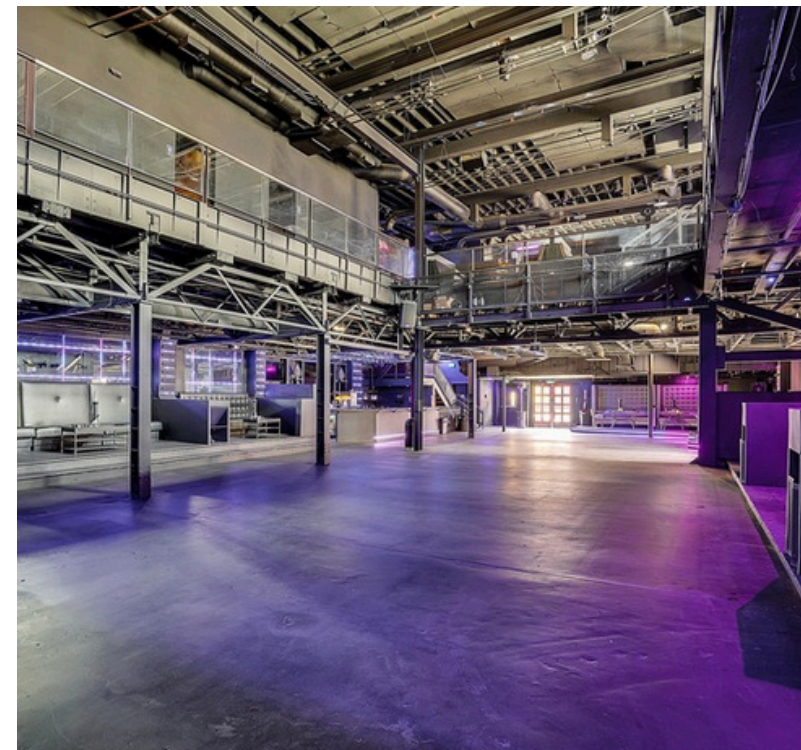
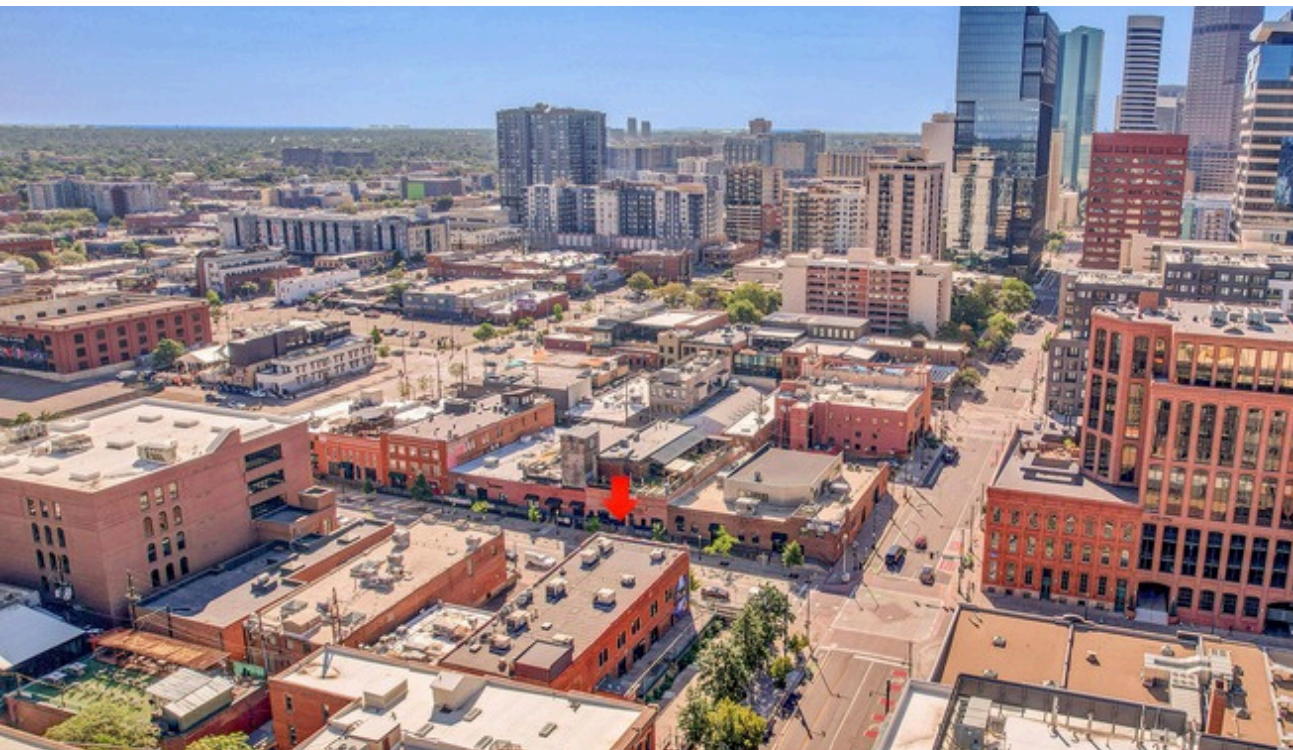








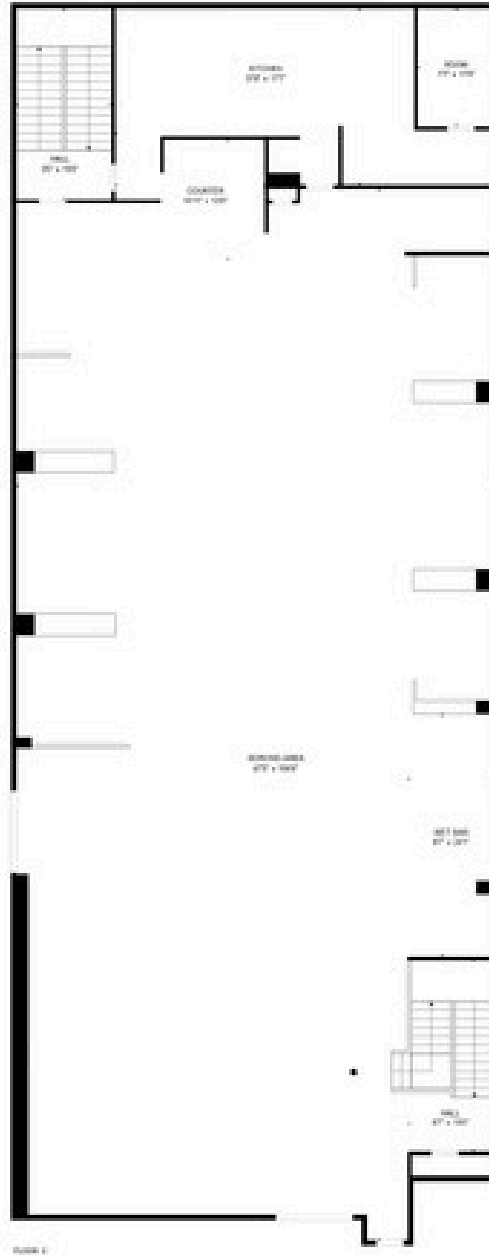




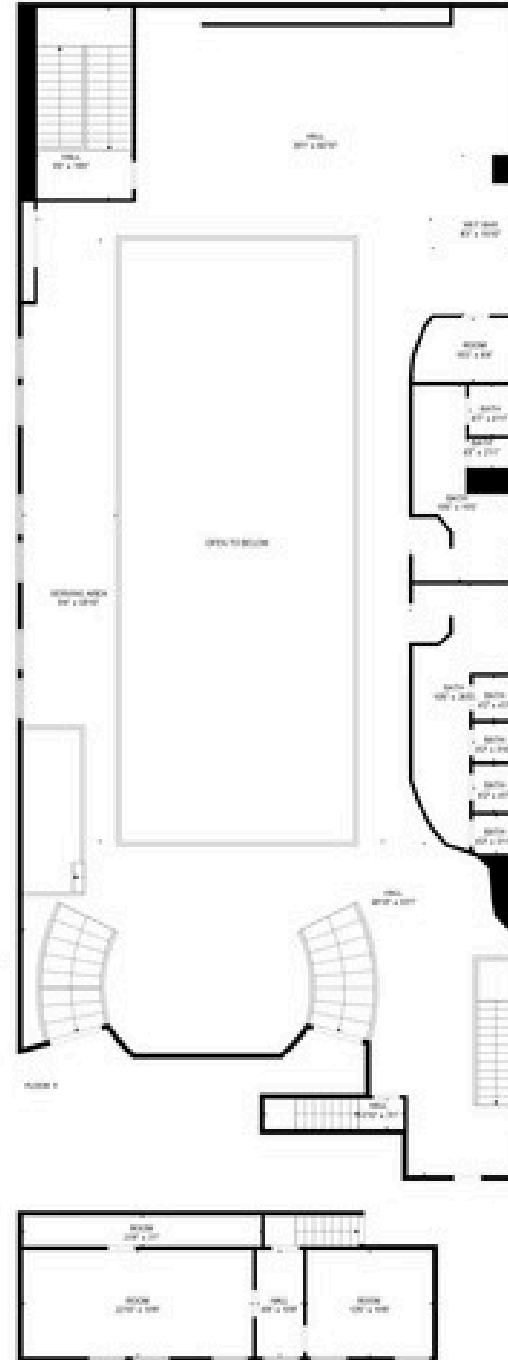
Basement



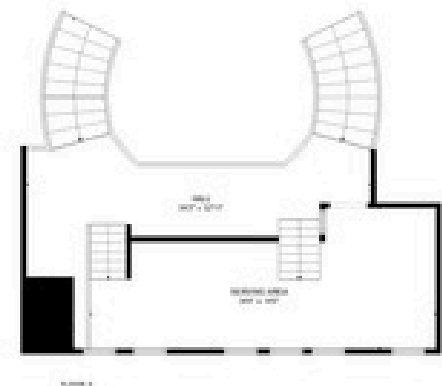
Main Floor



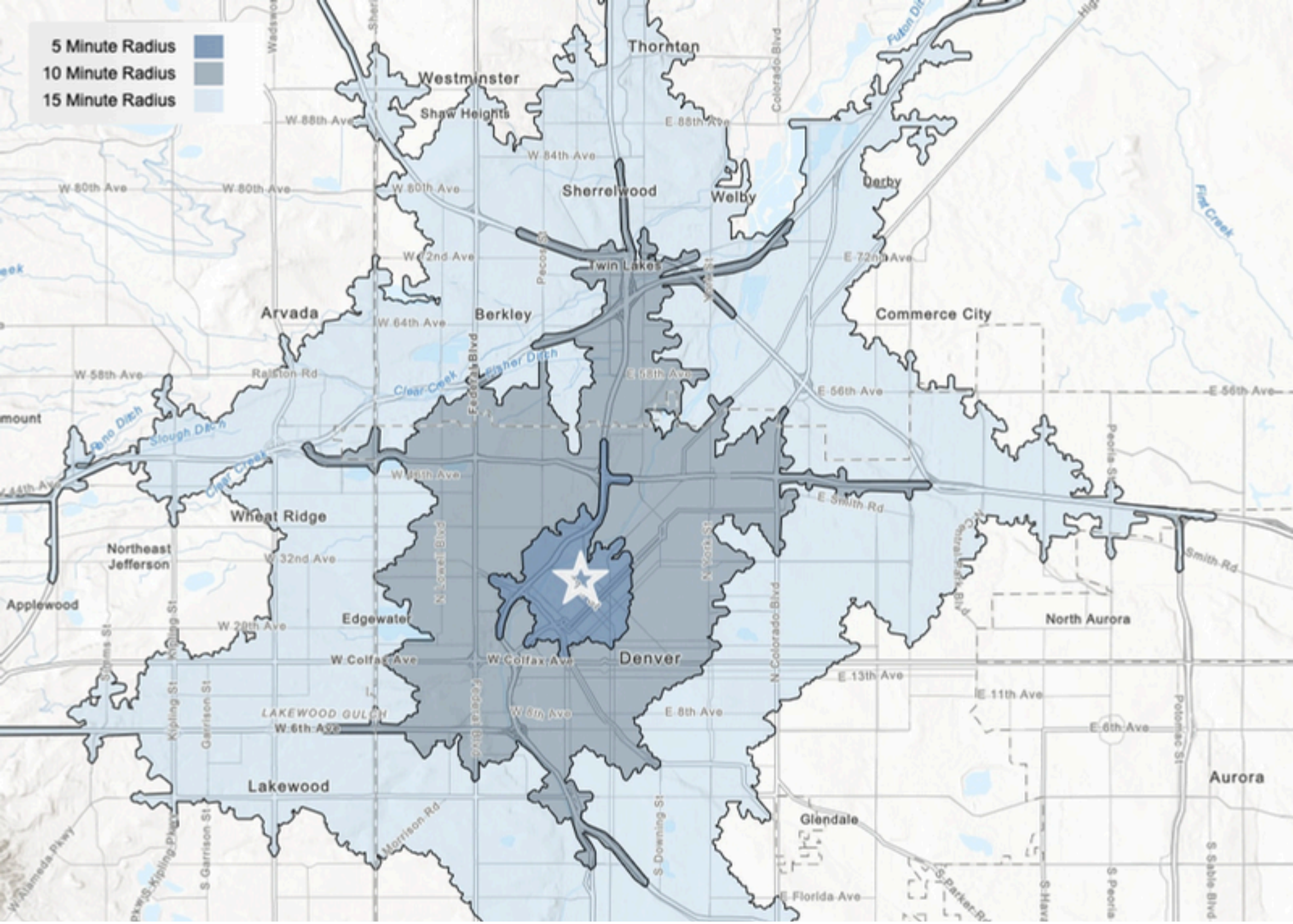
Mezzanine



Mezzanine VIP Section



5 Minute Radius  
 10 Minute Radius  
 15 Minute Radius



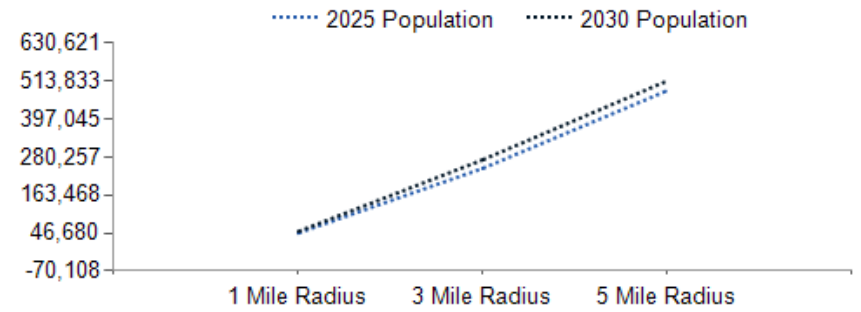
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BLURIVER Real Estate  
 6143 S Willow Dr, Ste 101, Greenwood Village, CO 80111

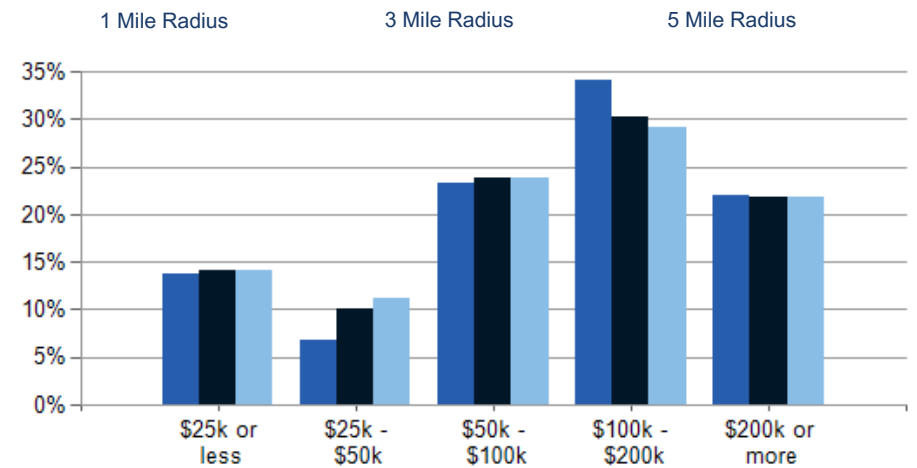
Drive Times (Heat Map) | 1909 Blake St

POPULATION				1 MILE	3 MILE	5 MILE
2000 Population	2010 Population	2025 Population	2030 Population	12,896	181,947	392,994
2025 African American	2025 Asian	2025 Hispanic	2025 Other Race	46,680	245,163	483,875
2025 American Indian	2025 Asian	2025 Hispanic	2025 Other Race	51,411	271,592	513,833
2025 White	2025 Multiracial	2025-2030: Population: Growth Rate		3,109	15,615	27,530
				455	3,527	8,033
				2,018	7,242	14,562
				6,635	56,084	140,629
				2,038	21,083	56,475
				34,310	167,403	309,325
				4,691	30,016	67,419
				9.75%	10.35%	6.05%

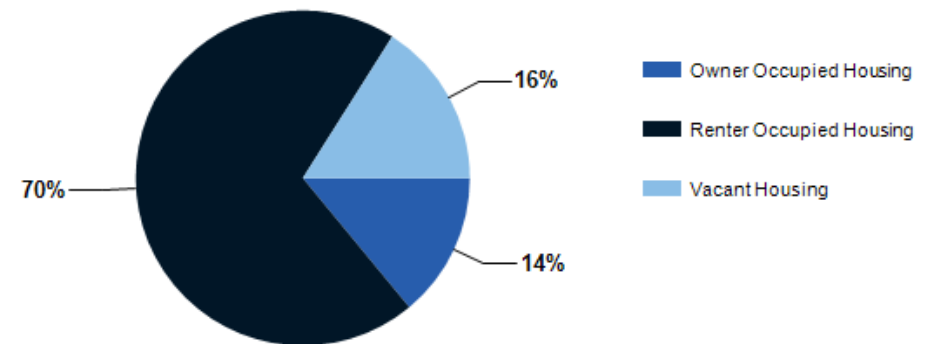
2025 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				2,513	11,779	20,617
\$15,000-\$24,999				1,390	6,680	11,722
\$25,000-\$34,999				657	4,974	10,030
\$35,000-\$49,999				1,272	8,077	15,540
\$50,000-\$74,999				3,358	17,089	30,482
\$75,000-\$99,999				3,255	13,866	24,256
\$100,000-\$149,999				5,973	22,406	38,990
\$150,000-\$199,999				3,715	17,082	28,284
\$200,000 or greater				6,213	28,415	50,118
Median HH Income				\$110,960	\$104,527	\$102,200
Average HH Income				\$144,122	\$144,272	\$144,691



2025 Household Income



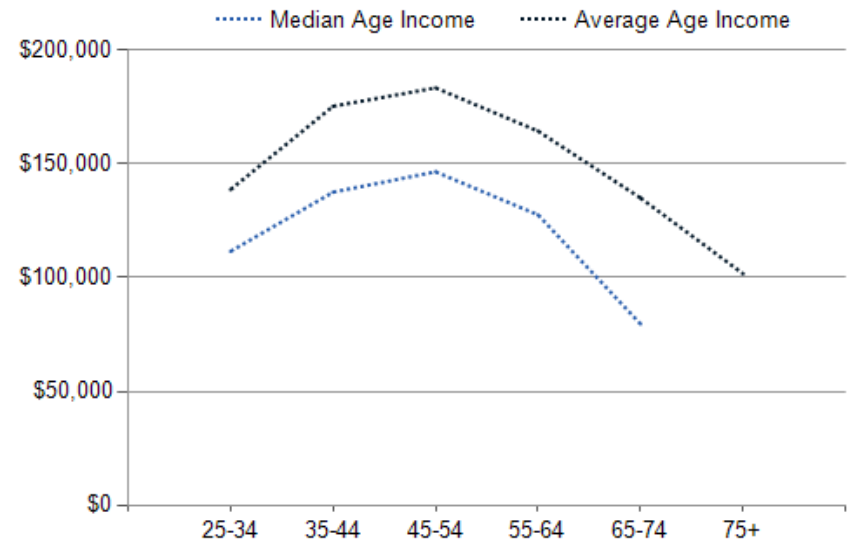
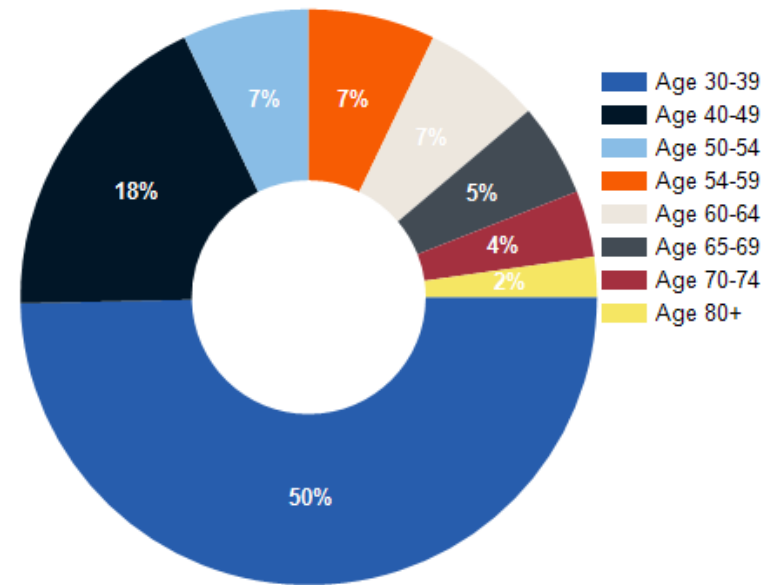
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,595	39,420	62,884
2025 Population Age 35-39	4,723	26,581	48,171
2025 Population Age 40-44	2,846	18,280	37,269
2025 Population Age 45-49	2,046	13,133	28,392
2025 Population Age 50-54	1,901	11,168	24,944
2025 Population Age 55-59	1,910	9,969	22,220
2025 Population Age 60-64	1,792	9,548	21,303
2025 Population Age 65-69	1,401	8,734	19,594
2025 Population Age 70-74	1,001	7,204	16,883
2025 Population Age 75-79	603	4,976	12,393
2025 Population Age 80-84	433	2,814	7,043
2025 Population Age 85+	302	2,282	5,897
2025 Population Age 18+	44,167	217,189	409,069
2025 Median Age 2030	33	34	35
Median Age	33	35	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,562	\$102,082	\$100,722
Average Household Income 25-34	\$138,734	\$134,621	\$133,567
Median Household Income 35-44	\$137,583	\$140,067	\$135,461
Average Household Income 35-44	\$175,365	\$177,981	\$176,584
Median Household Income 45-54	\$146,540	\$145,748	\$138,007
Average Household Income 45-54	\$183,457	\$184,086	\$182,640
Median Household Income 55-64	\$127,607	\$114,686	\$110,560
Average Household Income 55-64	\$164,455	\$158,820	\$159,189
Median Household Income 65-74	\$79,627	\$69,189	\$70,179
Average Household Income 65-74	\$135,042	\$120,913	\$121,781
Average Household Income 75+	\$101,747	\$89,845	\$91,447



# 1909 Blake St

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