

1000

EAST 16TH AVENUE

DENVER, CO 80218

\$2,350,000

SALE PRICE



PRICE REDUCED!!!

- \$300,000 (11.32% REDUCTION)



**MARC S. LIPPITT**

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 **UNIQUE**  
PROPERTIES



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400 S. Broadway | Denver, CO 80209

1000 E. 16th Avenue, Denver, CO 80218

## Team Contacts

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### Unique Properties, Inc

400 South Broadway | Denver, CO 80209  
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Discover a rare opportunity to own an architecturally distinctive mixed-use property in the heart of Denver's desirable Uptown neighborhood. This beautifully maintained building features approximately 10,898 square feet of functional space, including:

- **9,428 SF of Updated Office Space** – Perfect for professional use, creative firms, medical practices, or a boutique co-working concept. Features include 11 private offices, multiple open office areas, 2 conference rooms, a break room, reception, and ADA-compliant rear access.
- **1,470 SF Luxury Top-Floor Residence** – A spacious one-bedroom residence with kitchen, dining, living area, and private patio — ideal for an owner-user, on-site manager, or premium rental income.
- **Dedicated Lower-Level Fitness Center** – A fully equipped gym space adds lifestyle convenience for tenants or employees.

### Why 1000 E. 16th Avenue Stands Out?

- **Timeless Charm Meets Modern Updates:** The property boasts elegant historical architecture complemented by tasteful modern improvements, many of which preserve original character while enhancing functionality.
- **Central Urban Location:** Nestled just blocks from the Colorado State Capitol, Denver Courthouses, and Downtown Denver, the property enjoys proximity to government offices, medical campuses, and major employers.
- **Abundant Amenities Nearby:** Enjoy walkable access to Denver's top-rated restaurants, vibrant coffee shops, boutique retail, and cultural hotspots in the Uptown and Capitol Hill neighborhoods.
- **Ample On-Site Parking:** Rear surface parking accommodates 13–14 spaces (tandem), a premium feature in this high-demand area.
- **Zoned G-RO-3:** Offering a variety of redevelopment or reconfiguration options under Denver's urban residential-office zoning.

# PROPERTY HIGHLIGHTS

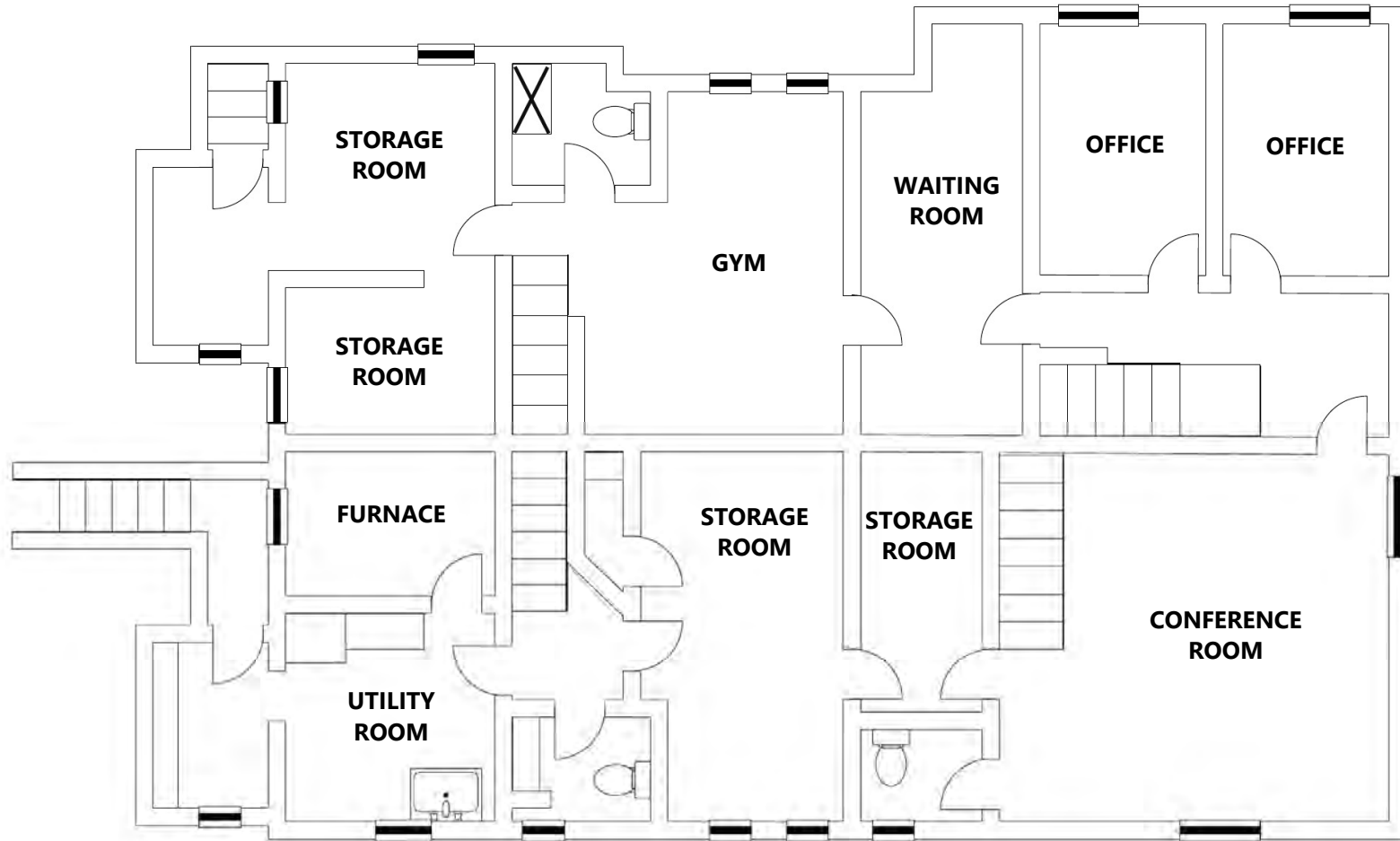
Price:	\$2,350,000
Total SF:	10,898 SF
Office SF:	9,428 SF
Apartment SF:	1,470 SF
Price PSF:	\$215.64
Lot Size:	9,710 SF
Year Built:	1934
Year Last Renovated:	2011
Parking Spaces	13
Zoning:	G-RO-3
County:	Denver
Property Taxes:	\$44,784 (2025)



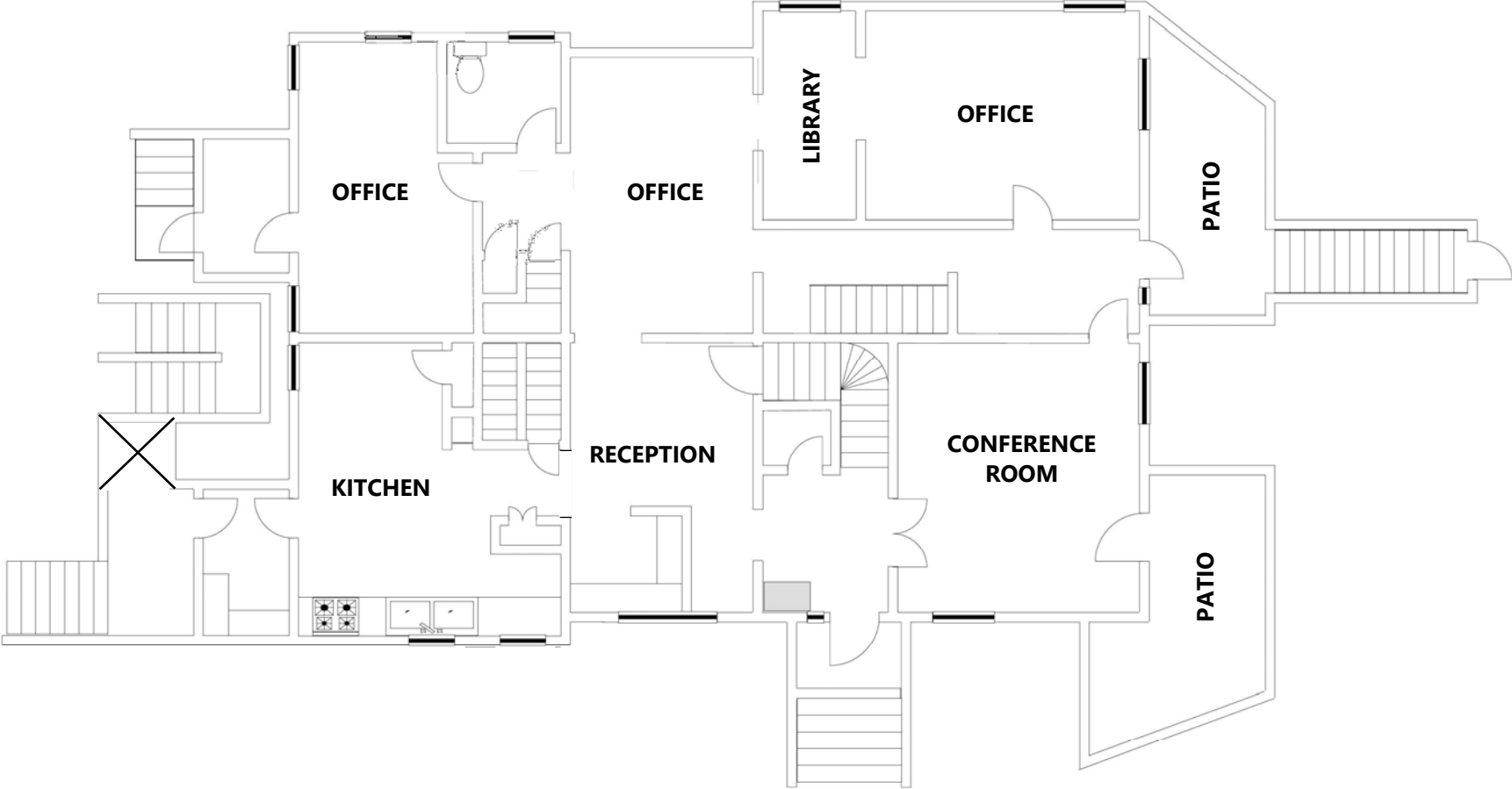
- Great location | Located in Uptown
- Beautiful architectural details throughout
- Tastefully updated | Many new features that look original
- Large 1 bedroom apartment on the top floor
- Gym space located in the lower level of the building
- Close to the Capitol and Downtown.
- Plethora of shopping and dining nearby
- Parking in the rear of the building | Possibility for 13 - 14 spaces (Tandem)
- 11 Offices | Several Open Offices | 2 Conference Room | Break Room | Reception
- ADA accessibility in the rear of the property.



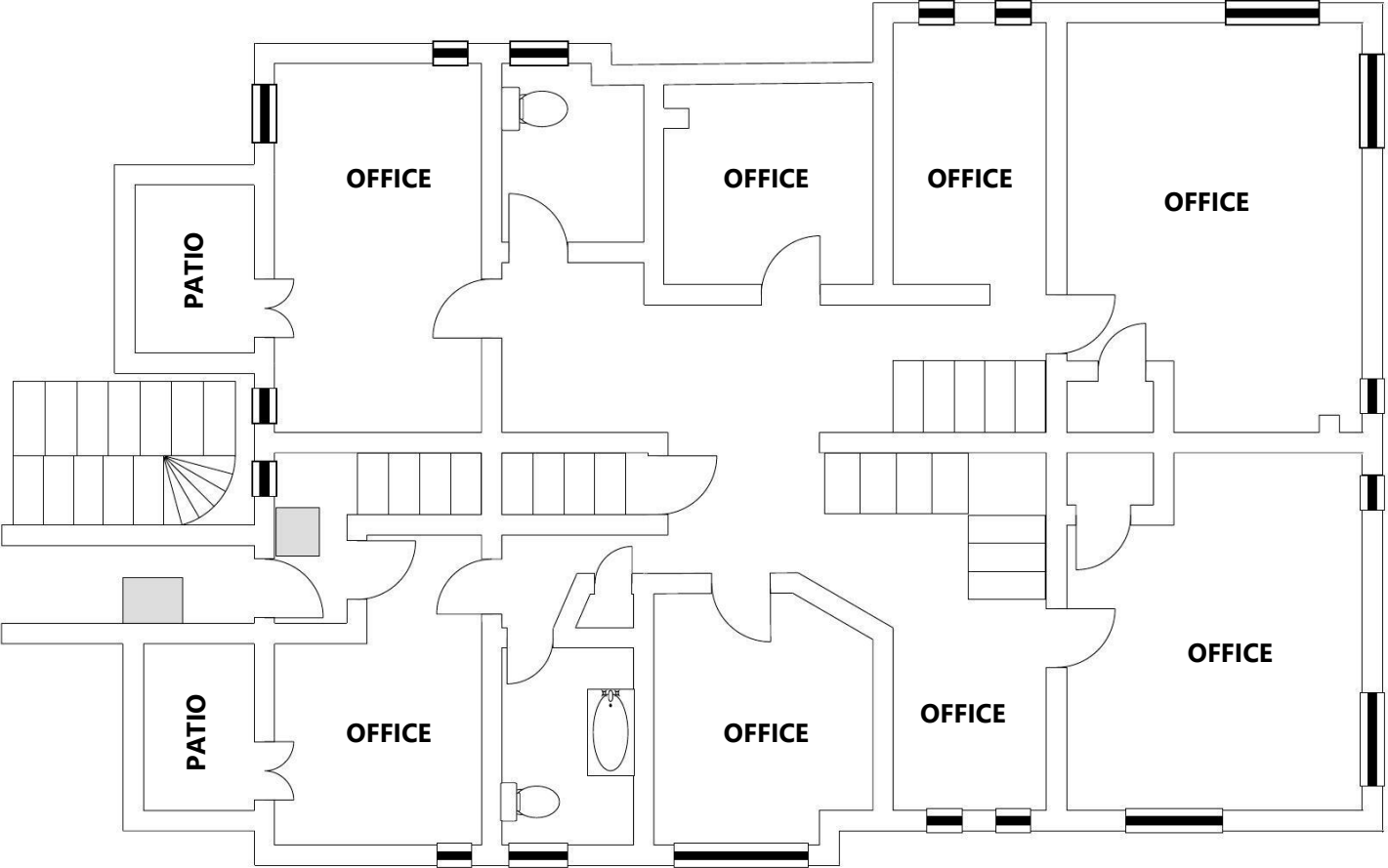
# FLOORPLAN - LOWER LEVEL



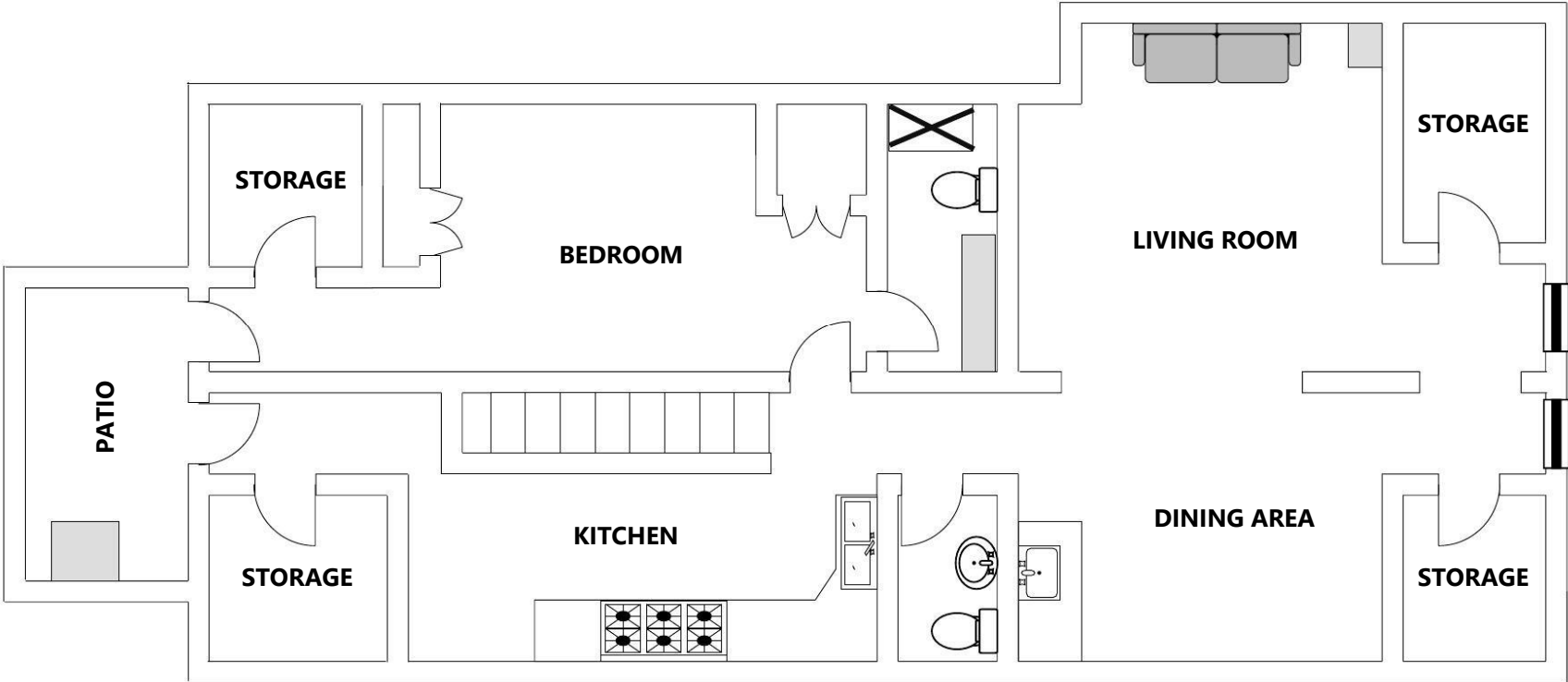
# FLOORPLAN - MAIN LEVEL



# FLOORPLAN - 2ND FLOOR



# FLOORPLAN - 3RD LEVEL





**SITE**

**OGDEN STREET**

**16TH AVENUE**





**SITE**





Saint Joseph Hospital  
Health ONYX Presbyterian/St. Luke's  
Medical Center

18TH AVENUE

CLARKSON STREET

PARK AVENUE

DOWNING STREET

LAFAYETTE STREET



17TH AVENUE



16TH AVENUE



SITE



DOWNTOWN DENVER

BROADWAY

PARK AVENUE

SITE



COLFAX AVENUE

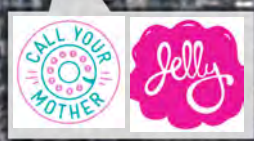


MOREY MIDDLE SCHOOL



13TH AVENUE

GOLDEN TRIANGLE



8TH AVENUE

SPEER BLVD



CLARKSON STREET



6TH AVENUE



# ADDITIONAL PHOTOS - OFFICE



## ADDITIONAL PHOTOS - OFFICE



## ADDITIONAL PHOTOS - OFFICE



# ADDITIONAL PHOTOS - RESIDENCE



# DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>				<b>2024 Households by Household Inc:</b>			
2029 Projection	52,524	150,977	242,658	<\$25,000	6,069	14,609	20,575
2024 Estimate	51,635	148,002	237,852	\$25,000 - \$50,000	5,341	11,372	16,333
2010 Census	50,595	142,792	229,340	\$50,000 - \$75,000	5,257	13,303	19,209
Growth 2024-2029	1.72%	2.01%	2.02%	\$75,000 - \$100,000	3,714	10,032	14,304
Growth 2020-2024	2.06%	3.65%	3.71%	\$100,000 - \$125,000	2,578	7,130	10,920
Median Age	35.50	35.60	36.00	\$125,000 - \$150,000	2,701	7,809	11,888
Average Age	37.60	37.60	37.90	\$150,000 - \$200,000	3,494	9,166	13,787
				\$200,000+	3,190	11,844	20,544
<b>2024 Population by Race:</b>				<b>2024 Population by Education:</b>			
White	38,293	108,491	169,853	Some High School, No Diploma	1,302	5,116	10,474
Black	3,974	10,249	16,217	High School Grad (Incl Equivalency)	4,768	11,742	19,116
Am. Indian & Alaskan	352	1,081	1,983	Some College, No Degree	8,426	22,321	33,231
Asian	1,448	4,591	6,929	Associate Degree	3,893	10,481	15,352
Hawaiian & Pacific Island	18	59	83	Bachelor Degree	17,979	51,042	77,170
Other	7,551	23,531	42,787	Advanced Degree	10,497	30,006	48,184
Hispanic Origin	7,252	23,233	43,836	<b>2024 Population by Occupation</b>			
<b>U.S. Armed Forces:</b>				Real Estate & Finance	3,232	9,544	15,574
	<b>16</b>	<b>101</b>	<b>162</b>	Professional & Management	31,528	89,373	136,080
<b>Households:</b>				Public Administration	1,246	3,816	5,481
2029 Projection	32,877	87,011	130,176	Education & Health	7,671	21,328	32,624
2024 Estimate	32,343	85,263	127,559	Services	4,489	12,129	18,954
2010 Census	31,870	82,229	123,040	Information	1,355	3,669	5,635
Growth 2024-2029	1.65%	2.05%	2.05%	Sales	5,904	16,248	26,012
Growth 2020-2024	1.48%	3.69%	3.67%	Transportation	2,652	6,646	9,892
Owner Occupied	7,230	23,738	43,308	Retail	2,723	6,964	10,809
Renter Occupied	25,113	61,526	84,251	Wholesale	1,082	2,254	3,905
<b>2024 Avg Household Income</b>				Manufacturing	1,834	5,312	8,206
	<b>\$98,704</b>	<b>\$111,109</b>	<b>\$117,347</b>	Production	1,876	4,915	7,695
<b>2024 Med Household Income</b>				Construction	1,054	3,529	5,670
	<b>\$72,615</b>	<b>\$83,344</b>	<b>\$88,393</b>	Utilities	1,286	3,799	5,704
				Agriculture & Mining	219	901	1,535
				Farming, Fishing, Forestry	70	242	349
				Other Services	2,100	4,720	7,810



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