

OWNER/USER OR INVESTMENT OPPORTUNITY WITH LONG-TERM REPOSITIONING POTENTIAL



422 21st Street Denver, Colorado

Unique Mixed-Use Corner Property with Office Building
& Historic 5-Bedroom Residence on 6,270 SF Lot

Kentwood
Commercial



PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Twenty-Four (24) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY: _____



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EXECUTIVE SUMMARY

UNIQUE MIXED-USE OPPORTUNITY IN THE HEART OF FIVE POINTS

Historic Charm. Commercial Flexibility.

Rare and storied mixed-use opportunity situated on a highly visible 6,270-square-foot corner lot in the heart of Five Points. The property features a historic five-bedroom residence and a separate office building, totaling approximately 6,565 square feet of improvements on a single parcel, creating exceptional flexibility for investors, owner-users, or buyers seeking a truly distinctive live/work or income-producing opportunity. Ideally positioned just steps from Benedict Fountain Park, the RTD 27th & Welton Light Rail Station, neighborhood coffee shops and restaurants, and only minutes from Downtown Denver and Uptown, the property offers an exceptional blend of urban convenience, historic character, and neighborhood connectivity.

The property includes an approximately 2,565-square-foot historic residence with five bedrooms and two bathrooms, currently operating as a successful Airbnb and providing immediate income or the opportunity for owner occupancy. Tucked behind the residence is a rare, private rear patio, offering an inviting outdoor retreat ideal for entertaining, relaxing, or complementing a live/work lifestyle—an uncommon amenity for a property so close to downtown. Complementing the residence is a separate office duplex totaling approximately 4,000 square feet, comprised of two approximately 2,000-square-foot office suites, one of which is currently leased on a month-to-month basis, providing immediate cash flow while preserving flexibility for future occupancy, repositioning, or redevelopment.

Located within the Clements Historic District, this unique property offers exceptional visibility, walkability, and access to some of Denver's most desirable dining, entertainment, cultural, and transit amenities. Whether envisioned as an investment, corporate headquarters with supplemental income, creative office campus, live/work environment, boutique hospitality concept, or long-term repositioning opportunity, this one-of-a-kind asset presents remarkable versatility in one of Denver's most vibrant and historically significant neighborhoods.

Property Highlights

- » Rare mixed-use property featuring a historic residence and separate office building
- » 6,565 SF of improvements situated on a 6,270 SF highly visible corner lot
- » Historic five-bedroom residence currently operating as a successful Airbnb
- » Separate 4,000 SF office building with two approximately 2,000 SF office suites
- » One office suite leased month-to-month providing immediate income & future flexibility
- » Ideal for investors, owner-users, live/work, or creative office campus opportunities
- » Private rear patio offering a rare outdoor amenity just minutes from Downtown Denver
- » Located within the Clements Historic District in the heart of Five Points
- » Walking distance to Benedict Fountain Park, RTD Light Rail, restaurants, coffee shops, and neighborhood amenities
- » Minutes from Downtown Denver, Uptown, RiNo, and the Central Business District



SALES PRICE	\$1,000,000
TOTAL BUILDING SIZE	6,565 SF
TOTAL LAND SIZE	6,270 SF
PROPERTY TYPE	Office/Residential
YEAR BUILT	1886/1936
CONSTRUCTION	Masonry/Stucco
ROOF	Flat/Sloped
HEAT	Boiler
PARKING	Off-Street
SUBMARKET	Five Points
ZONING	C-MX-5

OFFICE DUPLEX PHOTOS



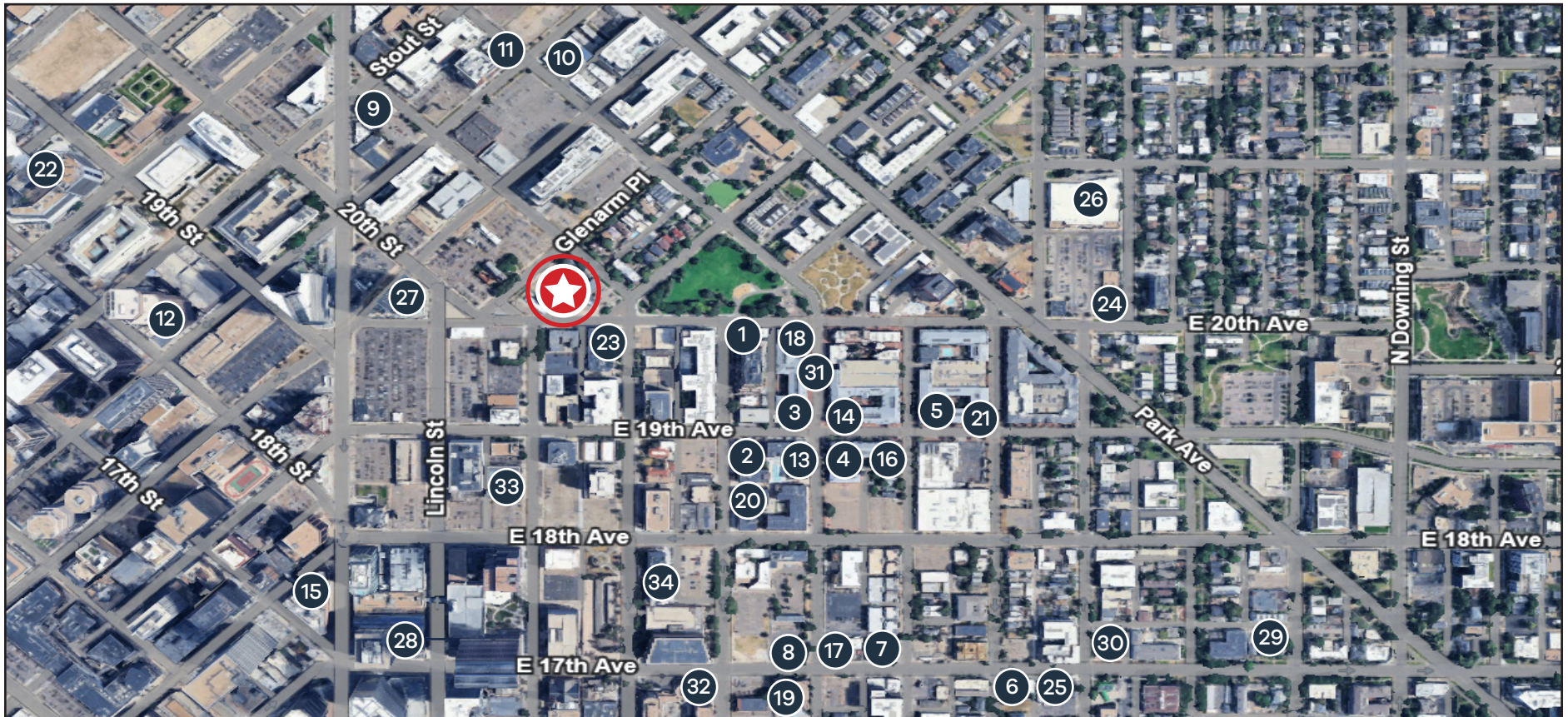
RESIDENTIAL PHOTOS



AERIAL LOCATION



AREA MAP



AREA HIGHLIGHTS

DINING/BARS

- 1 Coperta
- 2 Colorado Campfire
- 3 Las Delicias Uptown
- 4 Xiquita Restaurante y Bar
- 5 Walter's 303 Pizzeria/Publik House
- 6 Revival Denver Public House
- 7 Steuben's Uptown
- 8 Park & Co Hamburgers
- 9 The British Bulldog
- 10 Woods Boss Brewing Company
- 11 The Pearl
- 12 Guard and Grace

COFFEE/CONFECTIONS

- 13 Frank & Roze
- 14 Fluid Coffee Bar
- 15 Brown Palace Coffee & Tea Co.
- 16 Sweet Action
- 17 Ace Coffee Bar

HEALTH & WELLNESS

- 18 Worth the Fight Boxing Studio
- 19 OrangeTheory Fitness
- 20 F45 Training - Uptown
- 21 Samadhi Yoga Sangha
- 22 The Athletic Club

RETAIL/SERVICES

- 23 Uptown Oasis
- 24 The UPS Store
- 25 Marczyk Fine Foods
- 26 Safeway
- 27 Colorado Credit Union
- 28 Wells Fargo Bank
- 29 Woodhouse Day Spa
- 30 Jalan Facial Spa
- 31 Let Em Have it Salon
- 32 7-Eleven
- 33 Hampton Inn & Suites
- 34 Warwick Denver



FIVE POINTS

Five Points is one of Denver’s most historic and culturally rich neighborhoods, celebrated for its deep roots in jazz, arts, and community activism. Often referred to as the “Harlem of the West,” the neighborhood once hosted legendary musicians such as Duke Ellington, Billie Holiday, and Louis Armstrong, and that musical legacy remains alive today through live music venues, public art installations, and cultural events like the annual Juneteenth Music Festival. Architecturally, Five Points features a diverse mix of restored Victorian homes, historic row houses, and early 20th-century commercial buildings, alongside thoughtfully designed modern infill and mixed-use developments. The neighborhood has experienced significant revitalization in recent years, bringing an energetic mix of acclaimed restaurants, local breweries, coffee shops, galleries, and creative office spaces. With easy access to downtown Denver, RiNo, Coors Field, major employment centers, and multiple transit options including light rail, Five Points offers a highly walkable, urban lifestyle that blends historic character with modern convenience and a strong sense of community.

BIKE SCORE	99 ‘Biker’s Paradise’
WALK SCORE	95 ‘Walker’s Paradise’
TRANSIT SCORE	79 ‘Excellent Transit’

DEMOGRAPHICS

Population 2024	1 mi	47,009	Average Household Income	1 mi	\$104,983	Daytime Businesses	1 mi	10,459
	2 mi	132,538		2 mi	\$111,157		2 mi	18,143
	3 mi	228,792		3 mi	\$115,288		3 mi	26,376
Population Projection 2029	1 mi	52,672	Daytime Employees	1 mi	126,928	Consumer Spending	1 mi	\$881,465,346
	2 mi	144,166		2 mi	191,600		2 mi	\$2,481,574,231
	3 mi	241,480		3 mi	259,884		3 mi	\$4,099,695,579

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



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