



FOR SALE - 1822 BLAKE STREET

11,012 SF RETAIL/OFFICE BUILDING

Owner/User or Investment Opportunity in LoDo

Kentwood
Commercial

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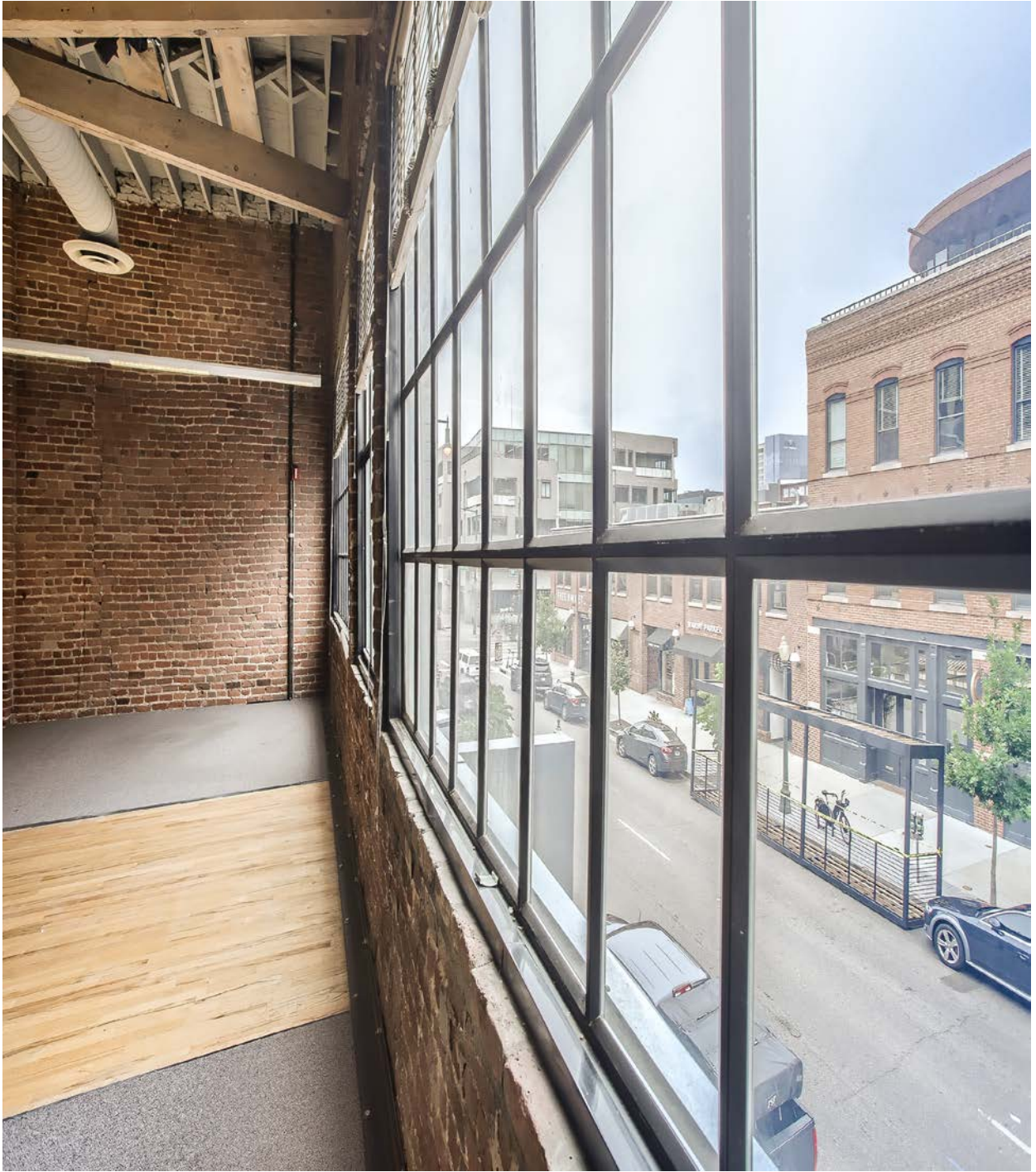
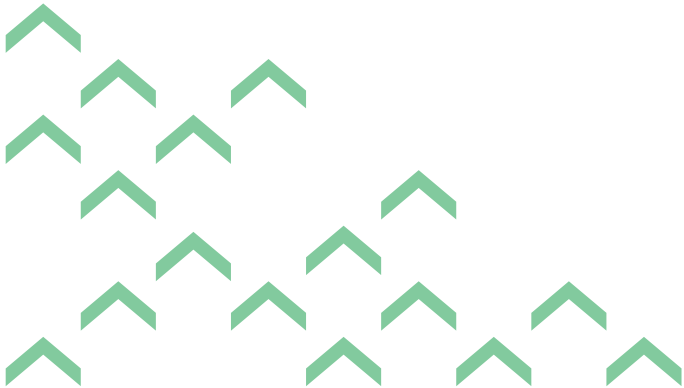


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EXECUTIVE SUMMARY

1822 Blake Street, a historic office/retail building located in desirable LoDo in Denver. Built in 1892, this two-story property spans 11,012 square feet and offers a spacious retail/restaurant space on the lower level in addition to a light and bright office suite on the second level perfect for an owner/occupier or investor. The building features exposed brick, high exposed ceilings, expansive windows on both levels offering abundant natural light, hardwood flooring, restrooms and kitchen space, as well as separate entrances in both suites. Its prime location on Blake Street places 1822 Blake Street just steps away from the buzz of McGregor Square and Dairy Block, in addition to the iconic Coors Field and Union Station. Surrounded by a plethora of dining, shopping, and service options, the property sits at the heart of Denver's most dynamic and accessible downtown area. 1822 Blake Street represents a premier owner/user or investor opportunity, offering a blend of historical significance, modern functionality, and an unbeatable location in the thriving hub of Downtown Denver.

OFFERED AT \$1,300,000

Property Details

# of Units	2 (1 Storefront Retail/1 Office)
Building Size	11,012 Square Feet
Lot Size	4,847 Square Feet
Year Built	1892
Roof	Flat
Property Type	Storefront Retail/Office
Construction	Masonry
HVAC Units	3
Zoning	D-LD

PROPERTY HIGHLIGHTS

ONE 4,318 SF STOREFRONT RETAIL/RESTAURANT SPACE

ONE 4,162 SF SECOND LEVEL OFFICE SUITE

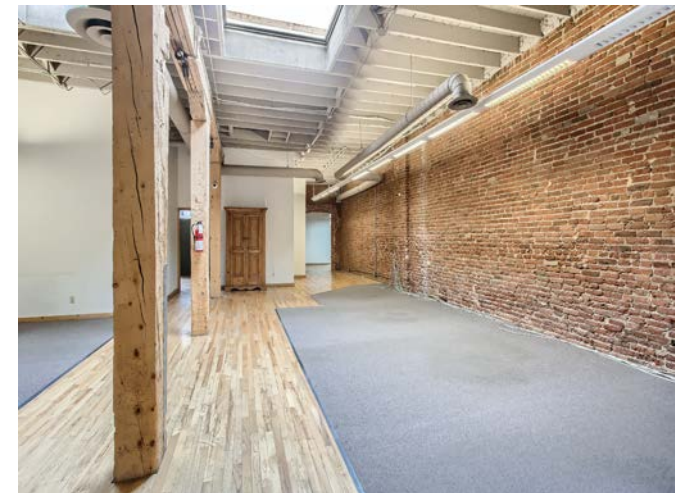
2,532 SF LOWER LEVEL PERFECT FOR STORAGE

EXPANSIVE WINDOWS, EXPOSED BRICK, HARDWOOD FLOORING, TALL/EXPOSED CEILINGS

SPECTACULAR LODO LOCATION NEAR RETAIL, RESTAURANTS, SHOPS & SERVICES



INTERIOR PHOTOS



EXTERIOR PHOTOS



Area Map



AREA HIGHLIGHTS

DINING/BARS/COFFEE

Cholon
D'Corozon
Urban Farmer
Blue Sushi Sake Grill
Jax Fish House
Tavernetta
Hop Doddy Burger Bar
Foraged
The Wild
Terminal Bar
Amante Coffee

CULTURE/RECREATION

Union Station
Coors Field
McGregor Square
Denver Milk Market
Marquis Theatre

HOTELS/LODGING

The Oxford
The Maven Hotel
The Crawford Hotel
Limelight Hotel

RETAIL/SERVICES

A Line Boutique
Blue Ruby
The Vintage Label
Scarparletto
Whole Foods Market
7-Eleven
Chase Bank
Alpine Bank
7-Eleven
Orange Theory
Luxe Salon

Neighborhood Info

WALK, TRANSIT & BIKE SCORES

Transit Score	96	'Rider's Paradise'
Walk Score	92	'Walker's Paradise'
Bike Score	86	'Very Bikable'

AREA DEMOGRAPHICS

POPULATION (2023)	1 mi	41,955
	2 mi	138,017
	3 mi	241,045

AVG. HOUSEHOLD INCOME (2023)	1 mi	\$121,029
	2 mi	\$102,668
	3 mi	\$103,190

DAYTIME EMPLOYEES	1 mi	98,960
	2 mi	185,057
	3 mi	229,914

DAYTIME BUSINESSES	1 mi	7,100
	2 mi	16,436
	3 mi	21,506

LOWER DOWNTOWN (LODO)

Lower Downtown, the original settlement of Denver and its oldest neighborhood, seamlessly combines historical charm with modern vitality. The area boasts a harmonious blend of beautifully renovated brick industrial buildings housing luxurious lofts and office spaces, alongside striking contemporary structures that offer abundant opportunities for living, working, and leisure. Within the borders of LoDo, some of Denver's most popular and iconic gathering spots for dining, drinking, and shopping thrive. From the historic Larimer Square to the vibrant Dairy Block, Union Station, and the bustling 16th Street Mall, the neighborhood encapsulates a diverse array of experiences. With a mix of trendy new eateries and cherished local establishments, Lower Downtown epitomizes ongoing evolution and revitalization while maintaining the comforting presence of its enduring landmarks.





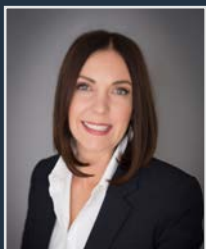
Disclosure

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 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 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 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.

1822
Blake Street
LODO | DENVER



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