

**FOR SALE**  
**\$7,500,000**

**3004-3090 DOWNING ST & 3057 MARION ST**  
**DENVER, CO 80205**

**DEVELOPMENT/VALUE ADD PORTFOLIO**  
**COMBINED BLDG SF: 42,351 | LAND SF: 56,540 / 1.298 ACRES**

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**HIGHLY SOUGHT AFTER PRODUCT**



**HIGH VISIBILITY PROPERTY DIRECTLY ON  
DOWNING ST**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

# INVESTMENT OVERVIEW



## ADDRESS

3004 N. DOWNING ST., 3016 N. DOWNING ST., 3030-3034 N. DOWNING ST., 3090 N. DOWNING ST., 3036-3042 N. DOWNING ST., 3057 N. MARION ST.



## SALE PRICE

\$7,500,000



## BUILDING SIZE

42,351 SF



## LOT SIZE

56,540 SF | 1.298 ACRES



## PRICE PER SF | GROUND

\$132.65 / SF



## PRICE PER SF | BUILDING

\$177.09



## TAXES

\$135,106.00 (2025)



## YEAR OF CONSTRUCTION

VARIOUS



## ZONING

DOWNING: C-MS-5  
MARION: U-SU-B1



## PROPERTY CONSIST OF

**FIVE (5)**  
COMMERCIAL SPACES  
**SEVEN (7)**  
RESIDENTIAL SPACES



## LIGHT RAIL

ADJACENT TO THE 30TH & DOWNING  
LIGHT RAIL TRANSIT STOP  
WALKING DISTANCE TO 38TH & BLAKE  
LIGHT RAIL TRANSIT STOP

# EXECUTIVE SUMMARY

**42,351**  
SQUARE FEET

**1.298**  
ACRES

**6**  
PARCELS

**C-MS-5 / U-SU-B1**  
ZONING

**\$177/SF BUILDING**  
PRICE PER SF

**\$133/SF LAND**  
PRICE PER SF

The Denver Infill Specialists of Unique Properties, Inc. are pleased to present 3004-3090 N. Downing Street and 3057 N. Marion Street, a six-parcel central Denver infill portfolio totaling ±42,351 SF of existing building area on ±56,540 SF, or ±1.30 acres.

The portfolio includes three primary building groups. The 3004-3016 N. Downing block includes one commercial space and five residential units. The 3030-3034 N. Downing building includes three commercial suites and two residential units. The 3090 N. Downing building is commercial and is supported by the adjacent 3036-3042 N. Downing and 3057 N. Marion parking parcels.

Located in the Five Points/Whittier area, the property benefits from C-MS-5 zoning along Downing Street, U-SU-B1 zoning on the Marion parcel, existing income, vacant space lease-up upside, parking, and transit adjacency near the 30th & Downing and 38th & Blake rail stations. The portfolio is well positioned for investors, repositioning groups, or users seeking scale and control in a constrained central Denver location.

## PROPERTY HIGHLIGHTS

- Multiple existing buildings plus parking parcels, creating a rare assembled position along the Downing Street corridor.
- Ideal for investors, owner-users, or repositioning groups seeking central Denver scale, income, and flexibility
- Strong regional connectivity with convenient access to I-25, I-70, Downtown Denver, RiNo, and Denver's broader urban core
- Scarce assembled site in a high-growth corridor, surrounded by ongoing mixed-use, multifamily, retail, and commercial development activity
- Transit-oriented location adjacent to the 30th & Downing light rail station and within walking distance of the 38th & Blake commuter rail station



# RENT ROLL

PROPERTY ADDRESS	SPACE	TYPE	SF	TENANT / STATUS	TERMS	BASE RENT	ADDL. RENT / CAM	TOTAL MONTHLY RENT
3004 N. Downing St	Commercial	Commercial	3,100	Oakwell RiNo LLC / The Beer Spa	Exp. 2/28/31	\$5,259.67	\$1,912.28	\$7,171.95
1207 E. 30th Ave	2 Bed / 1 Bath	Residential	1,393	Vacant	Vacant	-	-	-
3010 N. Downing St	Studio	Residential	520	Leased	Exp. 6/30/26	\$1,150.00	\$0.00	\$1,150.00
3012 N. Downing St	Studio	Residential	520	Leased	Exp. 3/31/27	\$895.00	\$0.00	\$895.00
3014 N. Downing St	Studio	Residential	520	Leased	Exp. 7/31/26	\$1,050.00	\$0.00	\$1,050.00
3016 N. Downing St	Studio	Residential	520	Vacant	Vacant	-	-	-
3030 N. Downing St	Suite A	Residential	735	Vacant	Vacant	-	-	-
3030 N. Downing St	Suite B	Residential	388	Vacant	Vacant	-	-	-
3030 N. Downing St	Suite E	Commercial	7,300	Vacant	Vacant	-	-	-
3030 N. Downing St	Suite F	Commercial	4,400	Vacant	Vacant	-	-	-
3030 N. Downing St	Suite G	Commercial	3,900	SY Colorado LLC / Switchyards	66-month term	\$7,150.00	\$0.00	\$7,150.00
3036-3042 & 3090 N. Downing St	Entire Premises	Commercial	14,868 interior SF	Haidar Holdings LLC	Exp. 6/30/28	\$16,990.81	\$4,861.26	\$21,852.07

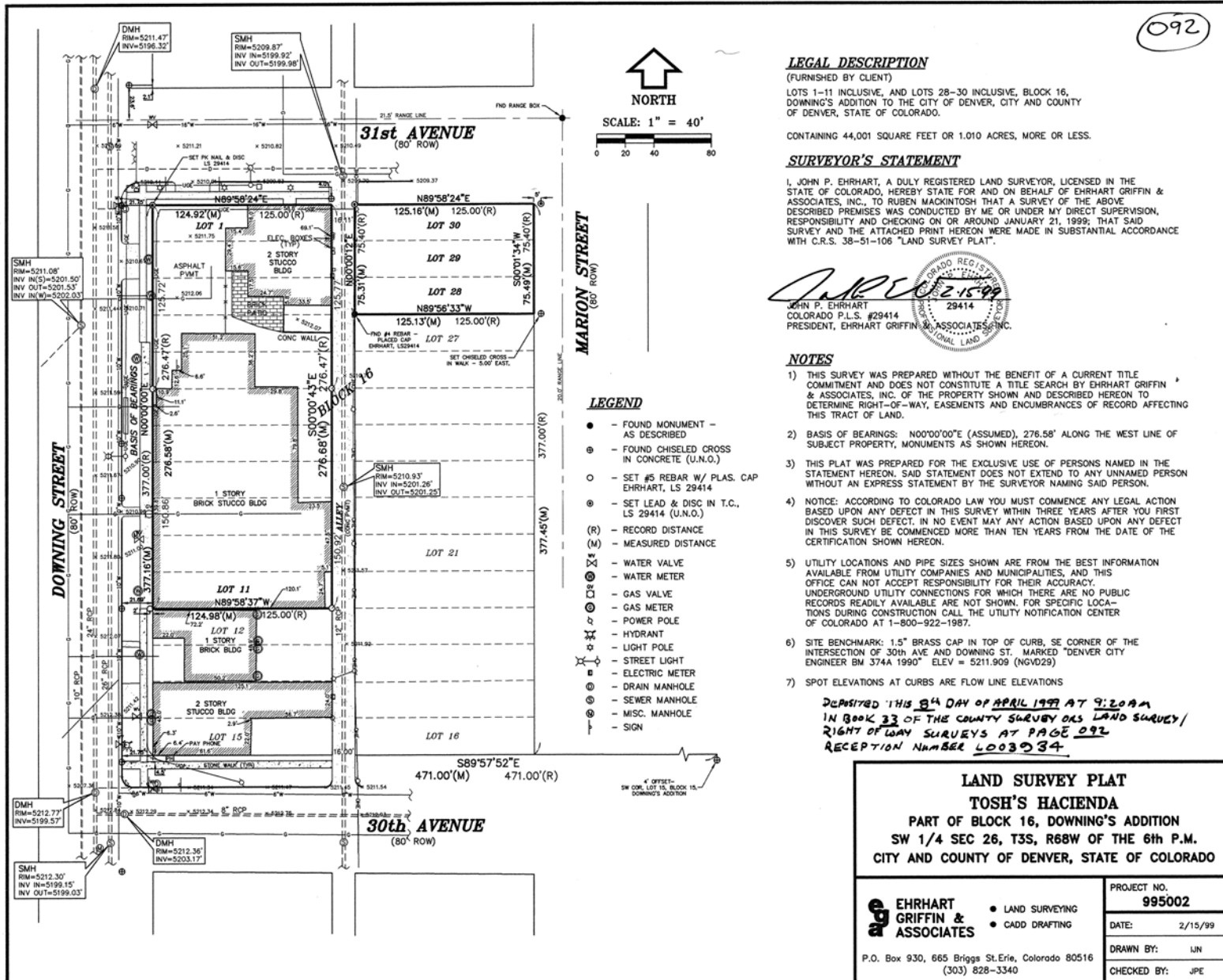
<b>CURRENT BASE RENT</b> \$32,495.48	<b>CURRENT ADDL. RENT / CAM</b> \$6,773.54	<b>CURRENT MONTHLY RENT</b> \$39,269.02
<b>CURRENT ANNUAL RENT</b> \$471,228.24	<b>2025 PROPERTY TAXES</b> \$135,106	<b>2025 INSURANCE</b> \$40,056

Monthly rent shown as base rent plus known additional rent/CAM where applicable. 2025 property taxes are parcel-level tax amounts provided by ownership. 2025 insurance is per ownership financials. Rent roll, occupancy, lease status, collections, reimbursements, expenses, and square footage are subject to buyer verification during due diligence.

# BUILDING BREAKDOWN



# LAND SURVEY



092

273-108

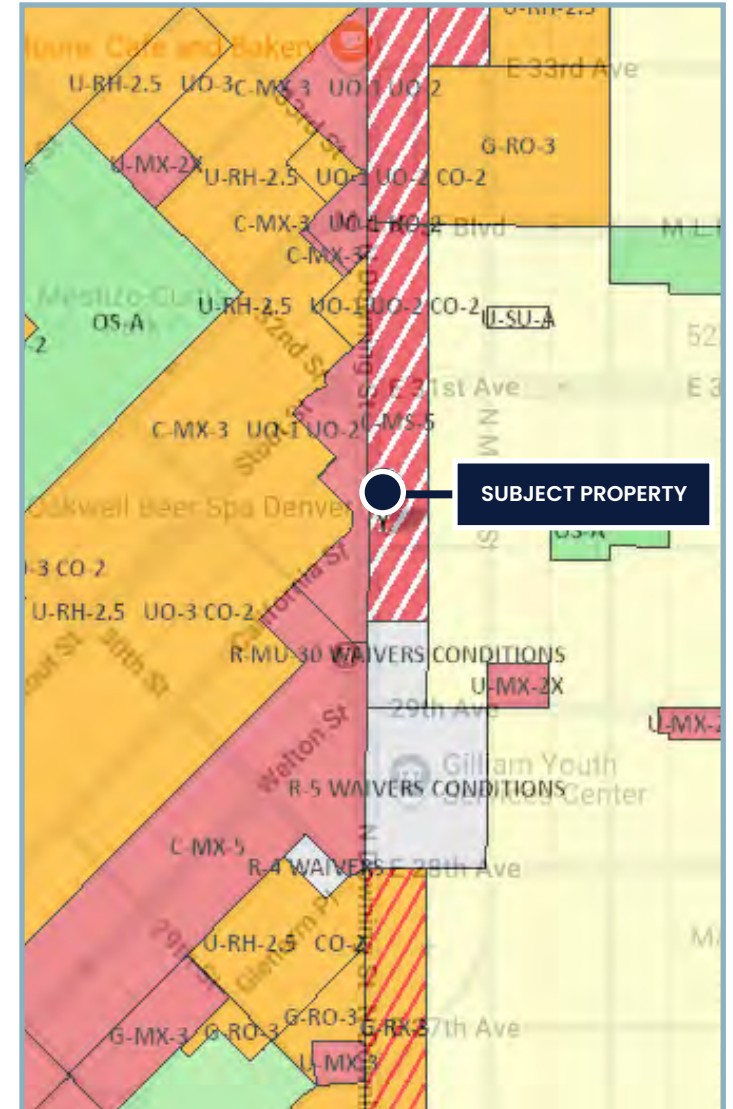
# ZONING OVERVIEW

## C-MS-5 & U-SU-B1 ZONING DISTRICTS

The Downing portfolio includes two zoning classifications across the assemblage. The primary Downing Street parcels are zoned C-MS-5, while the Marion Street parcel is zoned U-SU-B1. The C-MS-5 district is an Urban Center, Main Street district intended to support a pedestrian-oriented mix of commercial, retail, office, service, and residential uses along active corridors. The U-SU-B1 district is an Urban, Single Unit residential district with a 4,500 SF minimum zone lot size and allowance for accessory dwelling units, subject to applicable Denver zoning standards.

## SUMMARY OF ZONING CHARACTERISTICS:

- Downing Street parcels zoned C-MS-5, supporting mixed-use, main-street corridor positioning
- Marion Street parcel zoned U-SU-B1, an Urban Single Unit residential district
- C-MS-5 allows building forms up to 5 stories, subject to applicable Denver zoning standards
- C-MS-5 supports a pedestrian-oriented mix of commercial, retail, office, service, and residential uses
- U-SU-B1 generally supports urban house forms and accessory dwelling units, subject to zoning and site-specific review
- Split zoning creates flexibility for current income, repositioning, parking support, or longer-term redevelopment evaluation
- Transit-adjacent location near the 30th & Downing light rail station supports long-term mixed-use and residential demand
- Buyer to independently verify permitted uses, zoning standards, parking requirements, and redevelopment feasibility with the City and County of Denver



# PROPERTY PHOTOS



# AREA OVERVIEW



- 1 The Walnut Room  
3131 Walnut St
- 2 Barcelona Wine Bar  
2900 Larimer St
- 3 Denver Central Market  
2669 Larimer St
- 4 Safta  
3330 Brighton Blvd
- 5 FoundryLine  
3750 Blake St
- 6 T3 RiNo  
3500 Blake St
- 7 One River North  
3930 Blake St
- 8 Flora RiNo  
3500 Chesnut Pl
- 9 3850 Blake Street  
3850 Blake St
- 10 Rev360  
3600 Brighton Blvd
- 11 Catbird  
3770 Walnut St
- 12 Cambria Hotel RiNo  
3601 Brighton Blvd
- 13 The Current  
3615 Delgany St
- 14 RiNo Art Park  
1900 35th St

# DEMOGRAPHICS & LOCATION MAP

## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population	35,599	216,533	465,600
2030 Population Projection	36,960	223,210	478,737
Median Age	35.9	36.7	37.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2025 Households	17,713	114,063	220,882
Avg Household Income	\$130,951	\$131,344	\$133,858
Median Household Income	\$110,602	\$101,650	\$102,495
Median Home Value	\$737,050	\$751,803	\$752,154



# CENTRAL DENVER INFILL MARKET HIGHLIGHTS



## CENTRAL DENVER INFILL LOCATION

3004-3090 N. Downing Street and 3057 N. Marion Street are positioned in one of Denver's most established and evolving urban infill corridors. Located in the Five Points / Whittier submarket and proximate to RiNo, Curtis Park, Uptown, and Downtown Denver, the portfolio benefits from immediate access to some of Denver's most active residential, retail, entertainment, and mixed-use development nodes.

The surrounding area has experienced significant reinvestment over the past decade, supported by multifamily development, adaptive reuse projects, transit access, and continued demand for walkable urban neighborhoods. This location offers the rare combination of existing income, meaningful land control, parking, and long-term optionality within a highly constrained central Denver submarket.



## TRANSIT-ORIENTED POSITIONING

The property is located adjacent to the 30th & Downing light rail station and within walking distance of the 38th & Blake commuter rail station, providing connectivity to Downtown Denver, Denver Union Station, RiNo, and Denver International Airport. This transit access supports a wide range of future uses and strengthens the long-term appeal of the portfolio for tenants, residents, users, and investors.

In addition to rail access, the property benefits from convenient regional connectivity via I-25, I-70, Park Avenue, Downing Street, and Brighton Boulevard, placing it minutes from Downtown Denver, RiNo, Uptown, and the broader central Denver employment base.

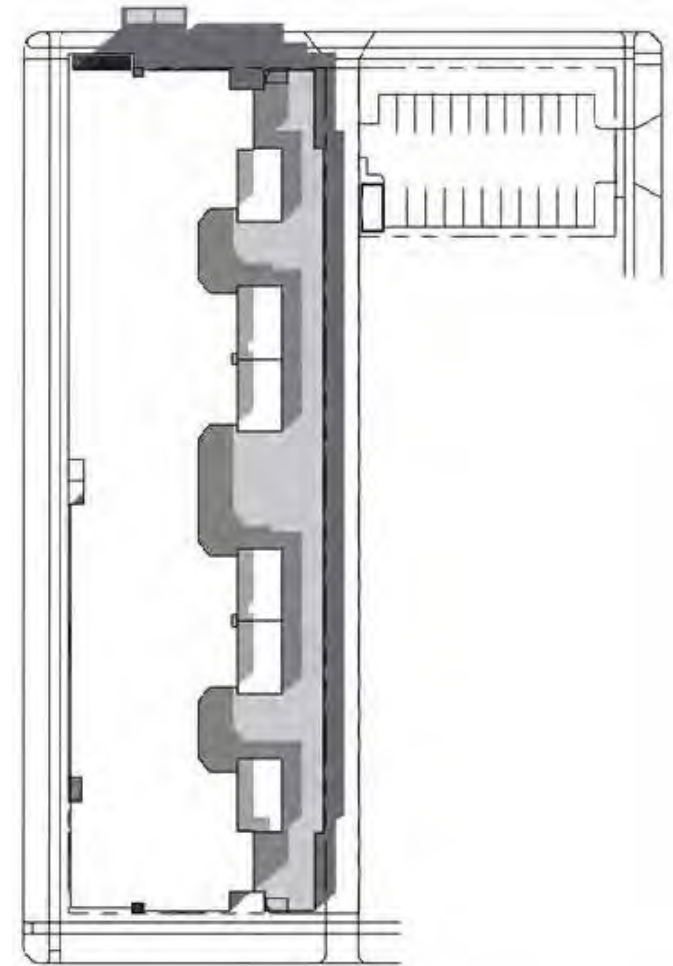


## RINO/FIVE POINTS CORRIDOR

The portfolio sits near the heart of Denver's RiNo and Five Points growth corridor, an area that has attracted substantial multifamily, retail, office, hospitality, and mixed-use investment. Nearby development activity has continued to reshape the surrounding neighborhoods, while the area's historic building stock, transit infrastructure, and central location continue to support long-term demand.

With larger assembled sites becoming increasingly difficult to acquire in central Denver, the Downing portfolio offers a compelling opportunity to control scale in a proven infill location. The property's existing buildings, parking parcels, zoning, and short-term lease profile provide flexibility for near-term income, repositioning, owner-user occupancy, or future redevelopment evaluation.

# DEVELOPMENT PLANS



[CLICK HERE TO VIEW SITE DEVELOPMENT PLAN](#)

## DEMOGRAPHICS



**722,825**

**Residents**

*Denver City/County*



**3,005,131**

**Residents**

*Denver Metro*



**\$94,157**

**Median Household Income**

*Denver City/County*



**\$103,055**

**Median Household Income**

*Denver Metro*



**194,485**

**Renter Occupied Housing Units**



**35.4**

**Average Age of Residents**



**1,719,572**

**Total Labor Force**

*Denver Metro*



**\$626,500**

**Median Home Value**



The Denver metropolitan area continues to perform as one of the Mountain West’s most resilient multifamily markets. Home to over three million residents, the region benefits from consistent in-migration, a diversified job base, and a population that is among the most educated and highest-earning in the country. Median household income exceeds \$100,000, with nearly half of adults holding a bachelor’s degree or higher, reinforcing a strong professional tenant profile.

Economic growth has remained steady through 2025 as Denver’s employment base expands across sectors such as technology, aerospace, healthcare, and finance. The metro’s labor force participation rate is among the nation’s highest, and new business formation continues to outpace most peer cities. These fundamentals underpin a durable economy that supports stable occupancy and predictable rent performance.

While new deliveries remain active in select corridors, absorption has consistently kept pace, with vacancy tightening modestly throughout 2024 and into early 2025. Developers have moderated new starts in response to higher financing costs, allowing the market to rebalance favorably. Denver’s maturing rent growth—now largely driven by organic turnover and operational improvements rather than heavy concessions—underscores the market’s stability.

With limited land availability, strong household income growth, and sustained in-migration, Denver remains one of the most balanced and dependable apartment markets in the nation. Long-term investors continue to view the metro as a strategic hold supported by population growth, economic diversity, and enduring lifestyle appeal.



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