

2403

CHAMPA ST

DENVER, CO 80205

\$5,000,000 ~~\$5,500,000~~ | **\$15-16/SF (NNN)**

FOR SALE & LEASE



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	2403 Champa St
City, State, Zip	Denver, CO 80205
Sale Price	\$5,000,000
Price/SF	\$208.33/ SF
Total Building Size	24,000 SF
Lot Size	37,264 SF (0.85 AC)
Outdoor Patio	5,000 SF
Parking	35 Spaces
Year Built/ Renovated	1970/ 2018
Zoning	D-AS
First Floor For Lease	12,000 SF
Lease Rate	\$15 - \$16/SF (NNN)



The Denver Infill Specialists of Unique Properties, Inc. is pleased to present 2403 Champa Street, a stand-alone ±24,000 SF former restaurant on a 0.85-acre infill site in Denver's urban core, offering a rare opportunity to activate a large-format restaurant, brewery, food hall, or experiential retail concept at a scale increasingly difficult to find in central Denver. The property features strong visibility, dual alley ingress/egress, ample parking, and a large lot footprint that differentiates it from competing urban infill assets, while its proximity to the North Broadway corridor and surrounding dense residential development supports strong daytime and evening demand. In addition to near-term usability, the site offers outdoor seating potential and long-term repositioning or vertical redevelopment upside, making 2403 Champa Street a compelling acquisition opportunity in one of Denver's most dynamic growth corridors.

- Liquor License Transferable
- Former Restaurant - all restaurant equipment can be made available.
- Large outdoor patio space - fantastic for outdoor events, large groups, & live music
- Within walking distance of multiple other bars & restaurants (La Fiesta, The Lobby, Uchi Denver, Los Chingones, Our Mutual Friend Brewing, Carne & Kitchen, Stowaway Kitchen)
- Located within the Curtis Park Historic District (Not Historical Landmark)
- Multiple new development townhomes, condos, & apartments in the area (Edmond Curtis Park, Park Place Condos, Evolve Towers, & The Wheatley)
- ±12,000 SF second-floor space - value-add rehab opportunity



ADDITIONAL PHOTOS



RINO HIGHLIGHTS



WELCOME TO THE NEIGHBORHOOD

Recent businesses, restaurants, bars, retail, etc. to make the move to RiNo



SUBMARKET AS A WHOLE

Economic Development

- Over 150 new businesses, including restaurants, bars, and retail shops, have opened in the last three years, contributing to the area's vibrancy and economy.
- The RiNo Art District has attracted over \$10 million in funding for public art projects and community development, enhancing its cultural landscape.

Real Estate Insights

- Average commercial lease rates in RiNo have risen by approximately 15% over last 5 years, reflecting increased demand for office and retail spaces.
- Despite the rise in rental costs, commercial vacancy rates have remained relatively low at around 5.5%, indicating strong demand for space.

Growth & Engagement

- The RiNo area has seen a significant increase in population over the past few years, with an estimated growth rate of around 12% over last 5 years.
- Approximately 60% of the residents are aged between 25-34, making it a hotspot for young professionals and creatives.
- The district hosts over 60 community events annually, including art walks, food festivals, and music events, fostering a strong sense of community and attracting visitors.

LOCATION MAP



AREA DEMOGRAPHICS

RADIUS	1 MILE	2 MILES	3 MILES
POPULATION			
2029 Projection	52,799	139,756	231,810
2024 Estimate	51,184	227,307	460,638
2020 Census	46,352	219,710	456,753
Growth 2024 – 2029	3.16%	1.98%	1.43%
Growth 2020 – 2024	10.42%	3.46%	0.85%
Median Age	32	35	38
Average Age	36	37	38

2024 POPULATION BY RACE

White	36,151	157,312	298,820
Black	4,362	15,698	27,936
Am. Indian & Alaskan	389	2,275	5,811
Asian	2,025	6,402	12,769
Hawaiian & Pacific Island	27	82	146
Other	8,230	45,538	115,156
U.S. ARMED FORCES	51	104	312

HOUSHOLDS

2029 Projection	31,240	123,170	222,501
2024 Estimate	30,228	120,763	219,237
2020 Census	27,122	116,856	216,927
Growth 2024 – 2029	3.35%	1.99%	1.49%
Growth 2020 – 2024	11.45%	3.34%	1.06%
Owner Occupied	6,218	39,519	89,954
Renter Occupied	24,011	81,244	129,283
2024 AVG HOUSEHOLD INCOME	\$114,467	\$114,446	\$113,572
2024 MED HOUSEHOLD INCOME	\$90,640	\$86,500	\$84,948

RADIUS	1 MILE	2 MILES	3 MILES
2024 HOUSEHOLDS BY HH INCOME:			
Income: <\$25,000	5,821	19,970	35,742
Income: \$25,000 – \$50,000	2,926	15,693	31,506
Income: \$50,000 – \$75,000	3,969	18,382	32,291
Income: \$75,000 – \$100,000	3,833	13,774	25,329
Income: \$100,000 – \$125,000	2,714	10,416	19,327
Income: \$125,000 – \$150,000	3,269	11,200	18,847
Income: \$150,000 – \$200,000	3,271	13,317	23,278
Income: \$200,000+	4,425	18,011	32,917

2024 POPULATION BY EDUCATION:

Some High School, No Diploma	1,771	11,859	32,323
High School Grad (Incl Equivalency)	4,546	19,824	49,822
Some College, No Degree	8,171	32,890	67,319
Associate Degree	3,929	15,227	27,613
Bachelor Degree	18,077	72,573	122,919
Advanced Degree	9,108	42,190	76,534

2024 POPULATION BY OCCUPATION:

Real Estate & Finance	3,582	14,503	25,902
Professional & Management	33,219	129,003	218,115
Public Administration	1,064	5,371	9,723
Education & Health	5,631	30,879	58,209
Services	4,376	18,749	38,704
Information	1,398	5,420	9,633
Sales	5,657	25,159	50,773
Transportation	2,278	9,734	16,904
Retail	2,390	10,731	22,923
Wholesale	673	3,849	6,814
Manufacturing	1,967	8,229	16,254
Production	1,987	8,143	19,736
Construction	902	6,185	16,548
Utilities	1,467	5,505	11,474
Agriculture & Mining	124	1,500	3,025
Farming, Fishing, Forestry	15	404	699
Other Services	1,224	7,285	14,081



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