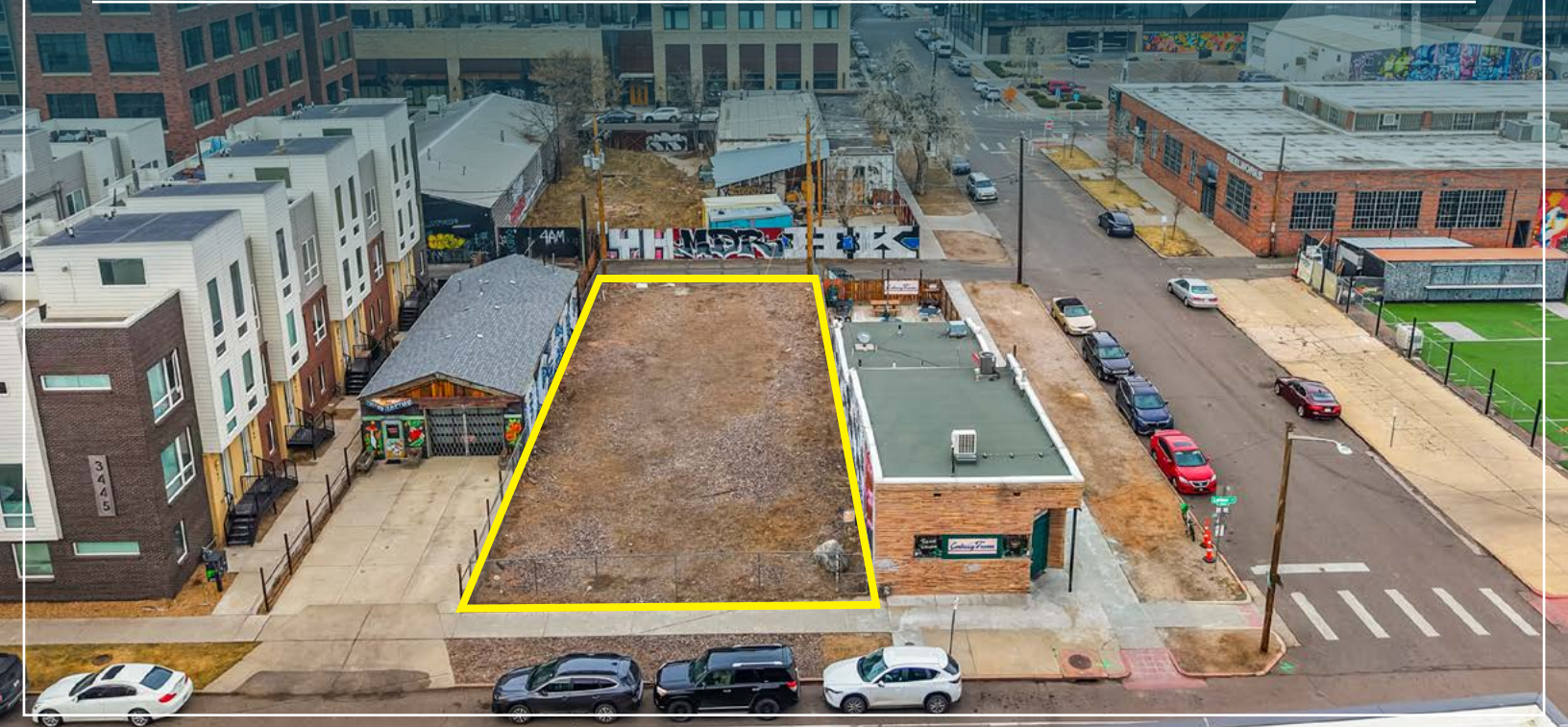


FOR SALE

3455 – 3459 LARIMER STREET, DENVER, CO 80205



LIST PRICE: \$825,000 (\$132/SF)

PROPERTY OVERVIEW

LIST PRICE	\$825,000 (\$132/SF)
TYPE	Land
LOT SIZE	6,250 SF / 0.14 AC
CURRENT ZONING	C-MX-5

DESCRIPTION

Located in the heart of Denver's RiNo Art District, 3455–3459 Larimer Street offers a rare opportunity to acquire a 6,250 SF commercial lot along one of the neighborhood's most active corridors. The area has experienced substantial development over the past several years, with approximately 6,000–7,000 residential units delivered within a ½-mile radius, including more than 3,000 units completed since 2020. This growth has significantly increased population density and demand for retail, office, and mixed-use uses.

The property benefits from strong visibility, high pedestrian traffic, and proximity to RiNo's established restaurants, breweries, and creative users. Zoned C-MX-5, the site allows for a wide range of commercial and mixed-use redevelopment options, including retail, office, residential, and live/work concepts.

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**DOWNTOWN
DENVER**

Downing St

Lawrence St

Walnut St

Larimer St

35th St

RINO GROWTH SNAPSHOT

6,000–7,000 RESIDENTIAL
UNITS DELIVERED
WITHIN ½ MILE

3,000+ UNITS
DELIVERED
SINCE 2020

MULTIPLE 400–600+ UNIT
MULTIFAMILY PROJECTS
WITHIN WALKING DISTANCE

ONE OF DENVER'S TOP
SUBMARKETS FOR RENT
GROWTH AND ABSORPTION

ZONING: C-MX-5 (URBAN CENTER MIXED-USE)

PERMITTED USES:

- Multifamily residential (apartments, condos, townhomes)
- Live/work units
- Retail & restaurants (bars, breweries, coffee shops, food trucks)
- Office & creative studio space
- Personal services (fitness, wellness, salons)

ADDITIONAL USES

(SUBJECT TO REGULATIONS):

- Hospitality (boutique hotel, short-term rentals)
- Artisan manufacturing (brewery, maker space)
- Group living / daycare / community uses

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[CLICK HERE FOR PERMITTED USES](#)



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