

Sky Lounge

1919 Blake St., Denver CO 80202

OFFERING MEMORANDUM

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Sky Lounge

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SKYY LOUNGE

01 Executive Summary

Investment Summary

01

OFFERING SUMMARY

ADDRESS	1919 Blake St. Denver CO 80202
COUNTY	Denver
MARKET	Denver
SUBMARKET	Downtown
BUILDING SF	5,184 SF
LAND ACRES	0.12
YEAR BUILT	1973
APN	2279-13-018

FINANCIAL SUMMARY

PRICE	\$2,950,000
PRICE PSF	\$569.06

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	45,129	237,537	471,749
2025 Median HH Income	\$106,949	\$97,358	\$95,229
2025 Average HH Income	\$147,462	\$142,773	\$142,981

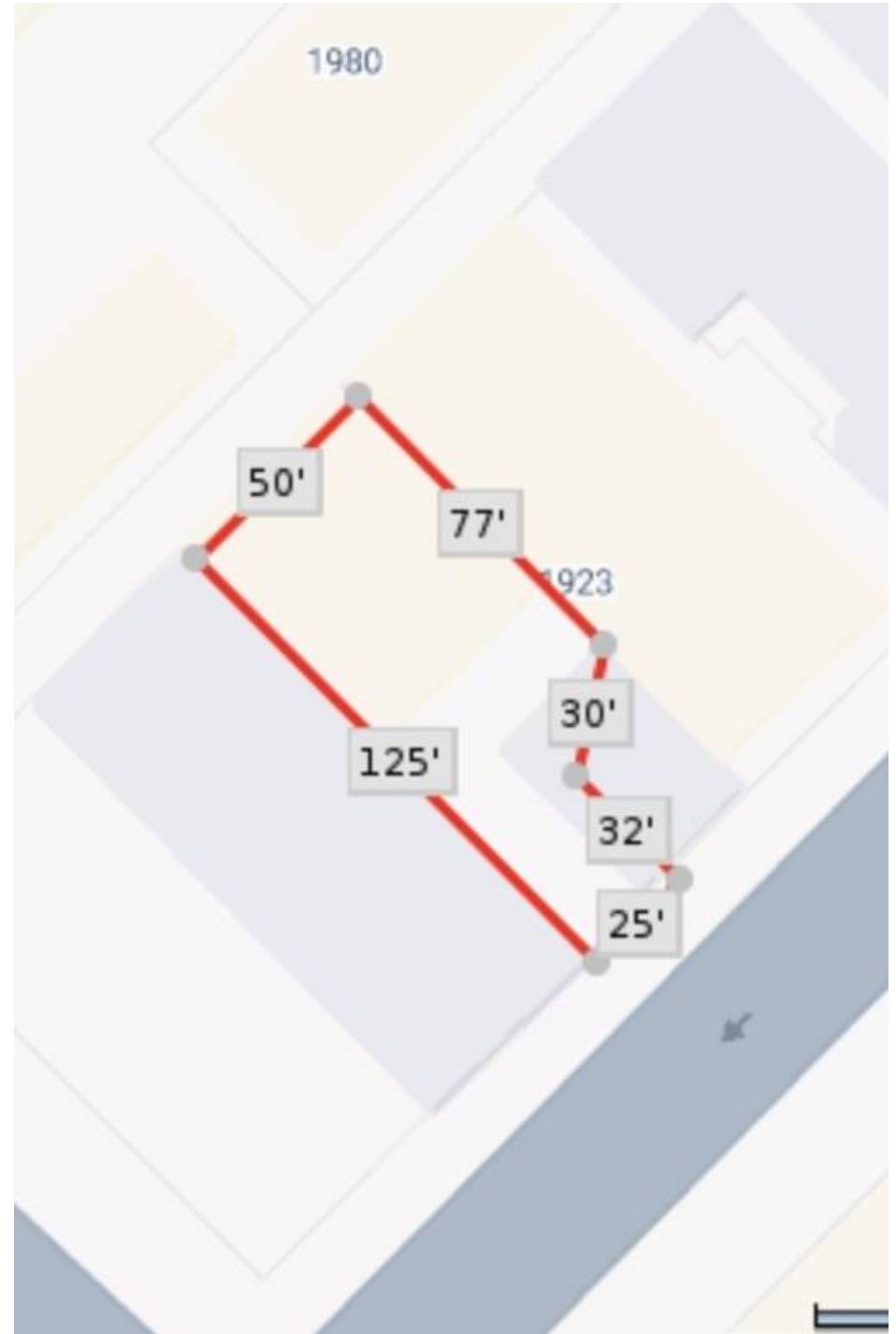


Property Description

- This turnkey opportunity is perfectly suited for an owner/user, featuring a fully built-out restaurant and lounge setup complete with all FF&E, in-place income, and a stylish, modern design—ready for a visionary operator to elevate the business to the next level. Located in the heart of Denver's iconic Lower Downtown (LoDo), this prime commercial space is surrounded by the city's most dynamic entertainment, dining, and cultural landmarks. Just steps from Coors Field, McGregor Square, the vibrant Dairy Block, and the renowned Denver Performing Arts Complex, the property sits amid nonstop foot traffic and energy. Popular venues like Riot House, The View House, and Whiskey Row create a constant draw for locals and visitors alike, making this an exceptional opportunity to plant your flag in one of Denver's most sought-after and walkable destinations.

Location Summary

- Situated in the vibrant LoDo district of Denver, 1919 Blake Street offers exceptional street frontage with 44 feet on Blake Street and 128 feet on 20th Street, providing excellent visibility and access.



SKYY LOUNGE

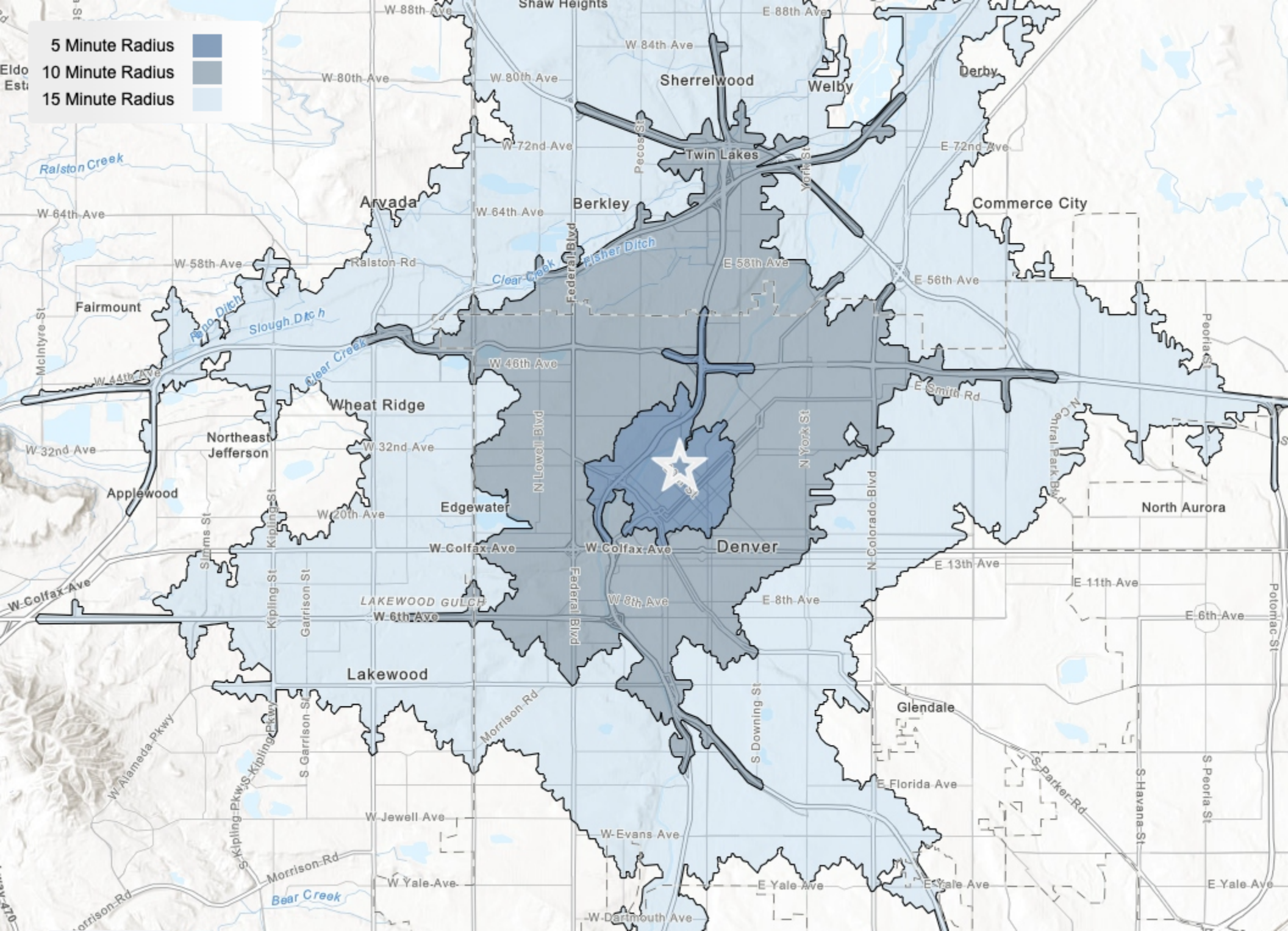
02 Location

Local Business Map

Drive Times (Heat Map)

02





5 Minute Radius
 10 Minute Radius
 15 Minute Radius



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Drive Times (Heat Map) | Sky Lounge

SKYY LOUNGE

03 Property Description

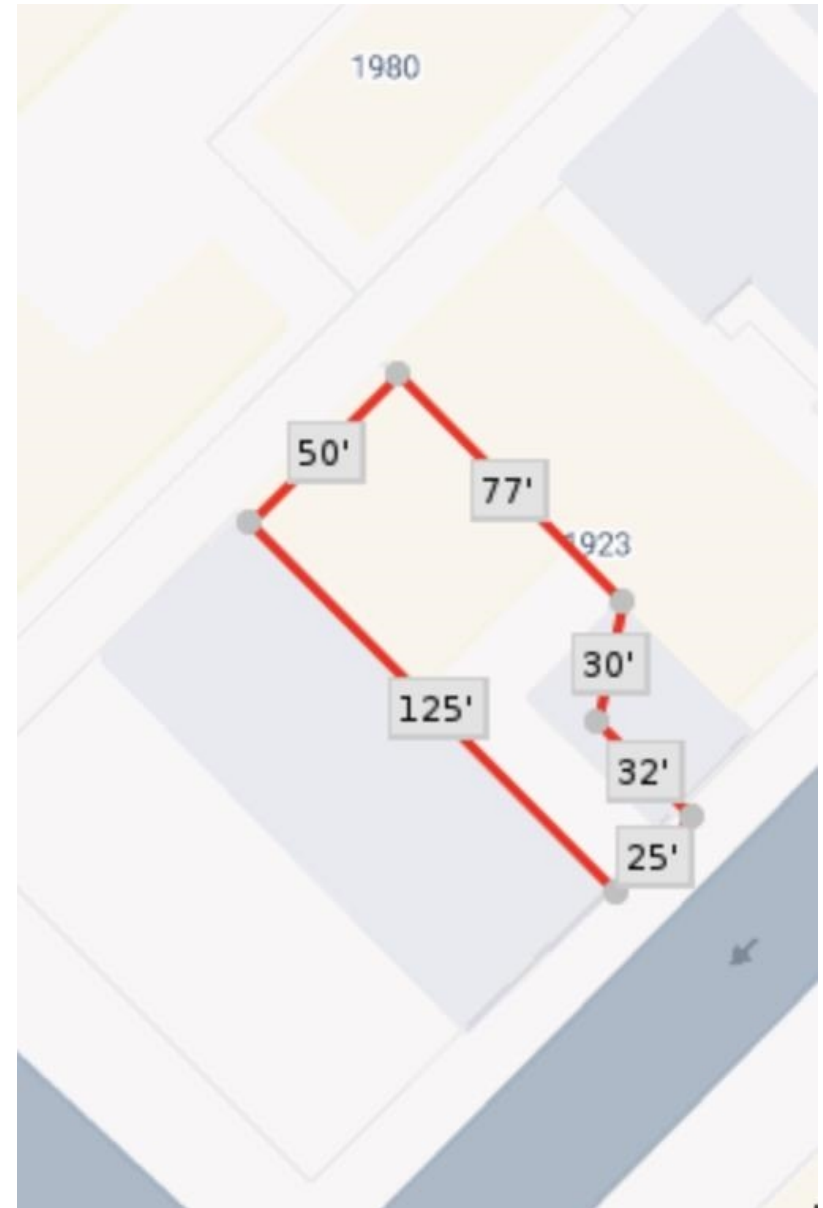
Property Features

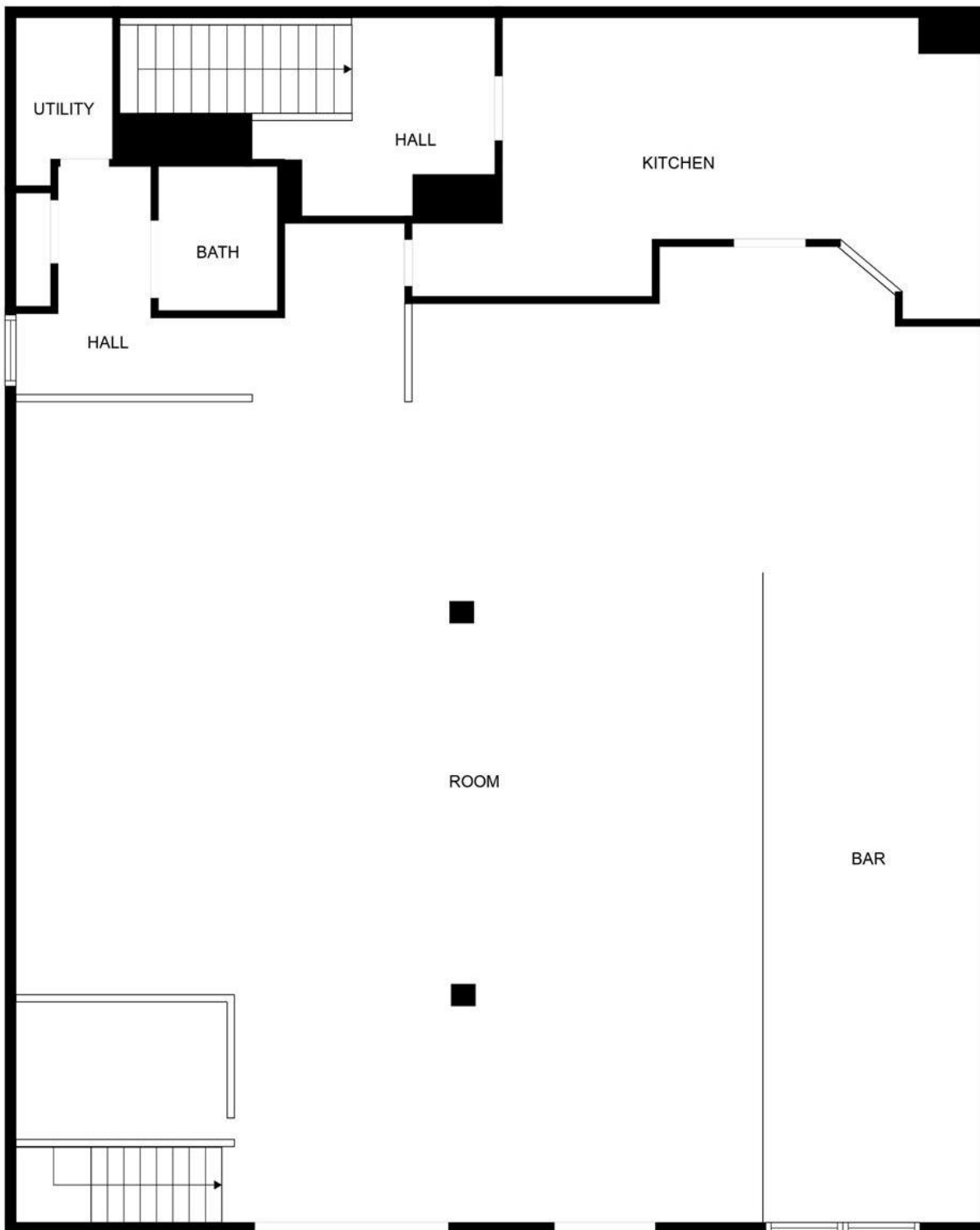
Additional Map

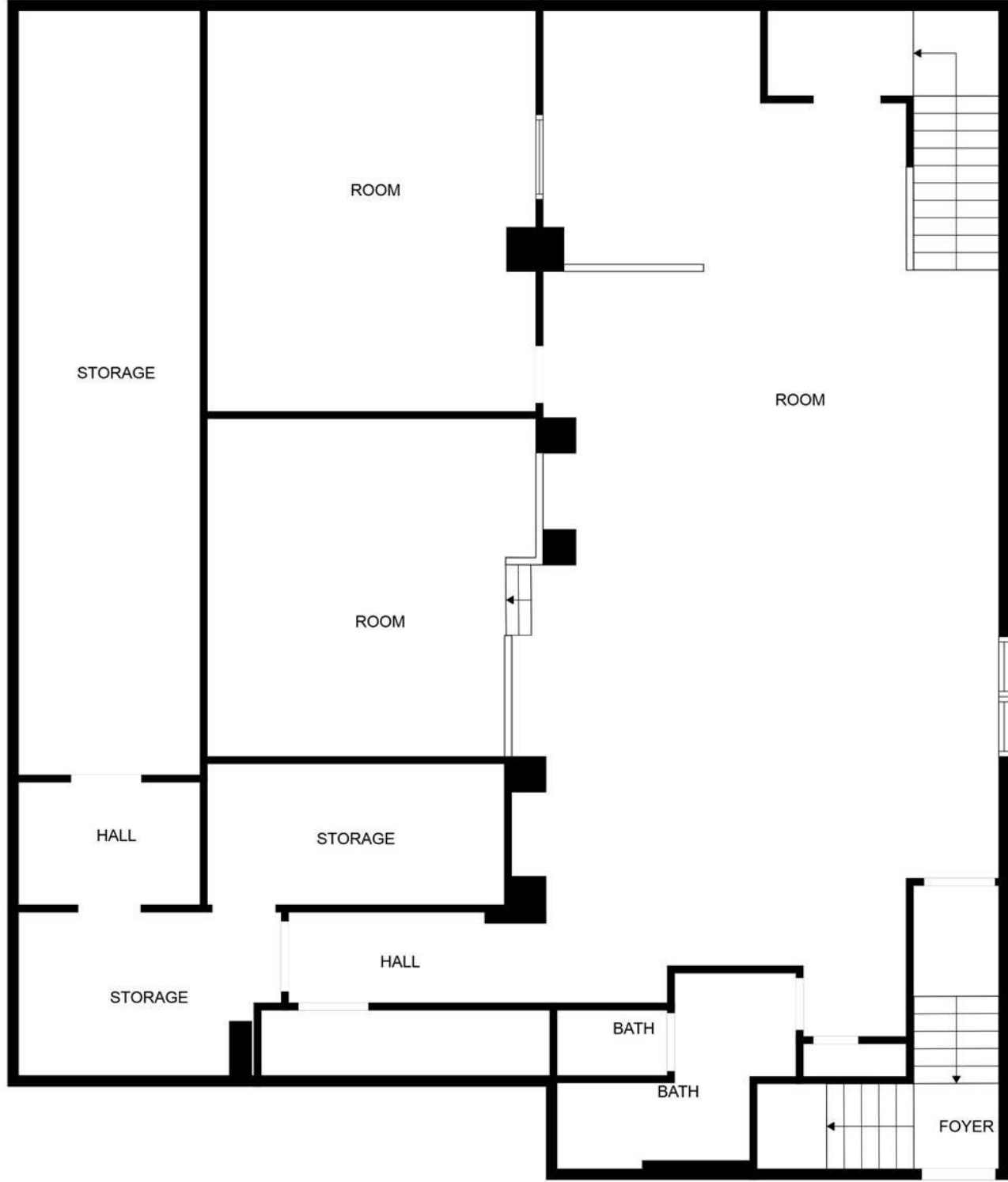
Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	5,184
LAND ACRES	0.12
YEAR BUILT	1973
ZONING TYPE	D-LD
NUMBER OF BUILDINGS	1
MIXED USE	Retail, Lounge, Bar
STREET FRONTAGE	44' on Blake Street, 128' on 20th Street







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Additional Map | Sky Lounge



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04 Demographics

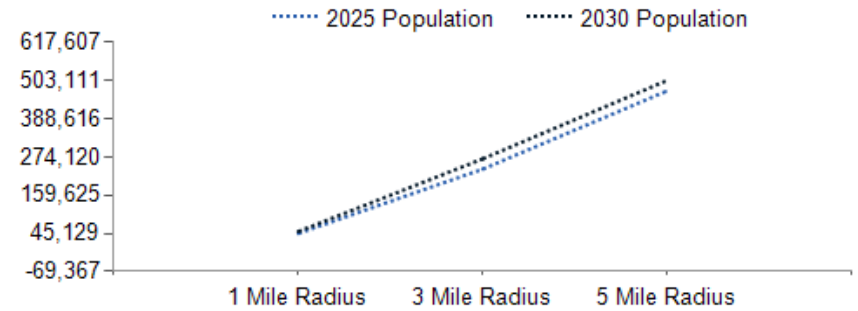
Demographics

04

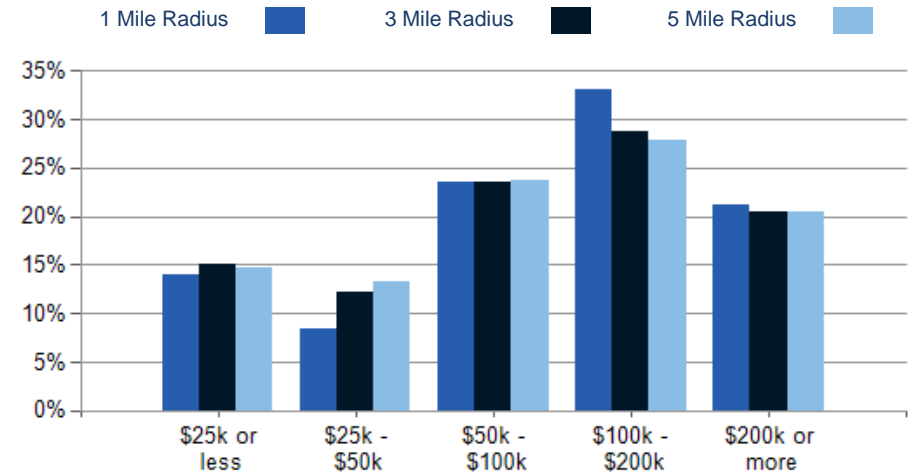
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,124	181,809	392,835
2010 Population	22,016	180,757	390,931
2025 Population	45,129	237,537	471,749
2030 Population	50,777	268,292	503,111
2025-2030: Population: Growth Rate	11.95%	12.30%	6.50%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,440	11,846	20,074
\$15,000-\$24,999	1,430	7,333	13,192
\$25,000-\$34,999	877	6,013	11,844
\$35,000-\$49,999	1,422	9,460	17,882
\$50,000-\$74,999	3,202	16,615	29,359
\$75,000-\$99,999	3,265	13,326	23,908
\$100,000-\$149,999	5,687	20,600	36,642
\$150,000-\$199,999	3,395	15,831	25,996
\$200,000 or greater	5,835	25,894	46,150
Median HH Income	\$106,949	\$97,358	\$95,229
Average HH Income	\$147,462	\$142,773	\$142,981

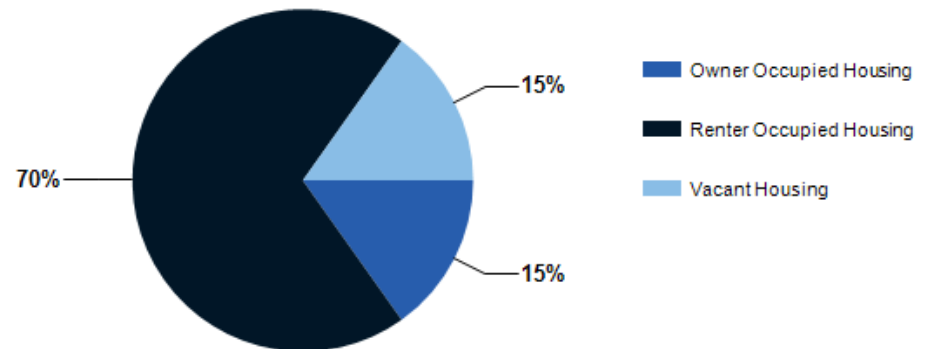
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,385	87,140	176,738
2010 Total Households	12,741	91,034	176,889
2025 Total Households	27,554	126,920	225,050
2030 Total Households	31,030	143,279	242,226
2025 Average Household Size	1.53	1.81	2.05
2025-2030: Households: Growth Rate	12.00%	12.25%	7.40%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



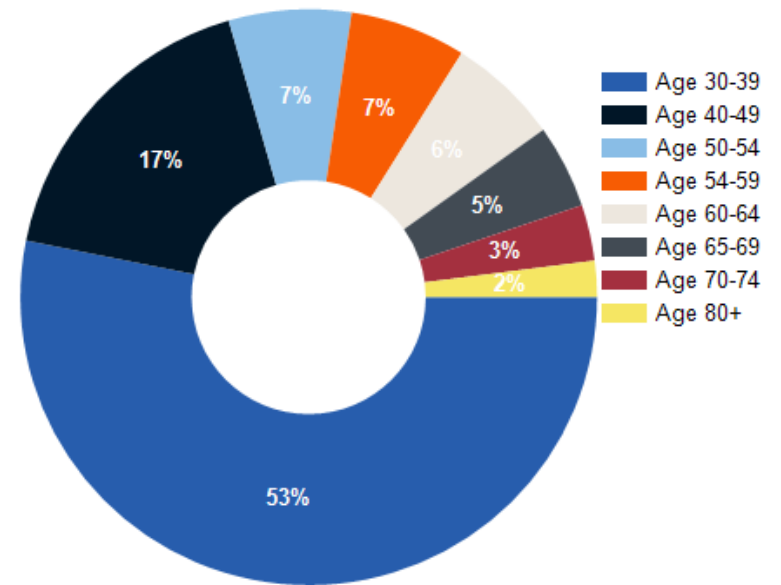
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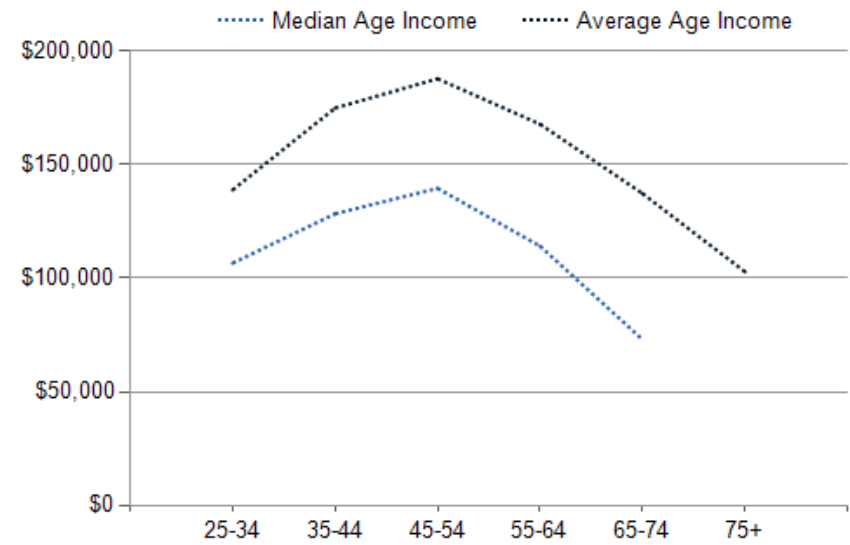
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	9,678	43,686	68,120
2025 Population Age 35-39	5,052	27,776	49,361
2025 Population Age 40-44	2,903	17,995	36,532
2025 Population Age 45-49	1,907	12,375	27,119
2025 Population Age 50-54	1,905	11,224	24,793
2025 Population Age 55-59	1,804	9,388	21,275
2025 Population Age 60-64	1,725	8,816	20,230
2025 Population Age 65-69	1,303	7,556	18,242
2025 Population Age 70-74	870	6,221	15,456
2025 Population Age 75-79	563	4,343	11,030
2025 Population Age 80-84	319	2,317	6,076
2025 Population Age 85+	268	2,112	5,680
2025 Population Age 18+	42,740	210,906	399,635
2025 Median Age	33	34	35
2030 Median Age	33	36	37



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,602	\$94,644	\$93,478
Average Household Income 25-34	\$138,865	\$133,369	\$132,419
Median Household Income 35-44	\$128,347	\$127,796	\$125,741
Average Household Income 35-44	\$174,912	\$173,354	\$173,696
Median Household Income 45-54	\$139,588	\$133,461	\$127,765
Average Household Income 45-54	\$187,839	\$179,981	\$179,484
Median Household Income 55-64	\$114,119	\$100,884	\$98,076
Average Household Income 55-64	\$167,850	\$153,675	\$153,004
Median Household Income 65-74	\$72,963	\$61,595	\$65,237
Average Household Income 65-74	\$137,273	\$116,426	\$118,495
Average Household Income 75+	\$102,795	\$86,564	\$87,756



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