

1801 WYNKOOP

DENVER, CO 80202



11,410 SF RETAIL/OFFICE CONDO - LODO



**Shames
Makovsky**

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1801 WYNKOOP STREET | Unit CU-E

- **SALE PRICE:** \$1,750,000 (\$153.37/SF)
- **LEASE RATE:** CONTACT BROKER

Property Type	Retail/Office Condo
Unit Size	11,410 SF
Floor	Lower Level
Zoning	PUD
Occupancy	21% (2,434 SF)
Availability	79% (8,976 SF)
Tenants	1 - Lincoln's Denver
Year Built	1903
Property Taxes	\$47,129.16

* CONTACT BROKER FOR ADDITIONAL INCOME AND EXPENSE INFORMATION

Executive Summary

Located in Denver's historic Ice House building, this lower-level commercial condo is **available for sale or lease** and offers a rare opportunity to secure versatile space in one of LoDo's most recognizable landmark properties. Just steps from Union Station, the unit benefits from exceptional walkability, visibility, and access to the residential, office, hospitality, and entertainment density that defines the Wynkoop corridor. The space is well-suited for retail, office, showroom, fitness/wellness, or creative uses, supported by a functional layout and direct access within one of downtown's most active pedestrian zones.

The unit is currently **21% occupied by Lincoln's**, an established speakeasy, providing immediate in-place income and activation. The remaining **8,976 SF is fully vacant and available**, offering significant flexibility for an owner-user, investor, or tenant seeking a customizable footprint in a high-demand submarket. Being part of the Ice House—known for its character, brick-and-timber architecture, and enduring tenant mix—provides owners and occupants with both cachet and long-term stability. With flexible use options, strong surrounding demographics, and proximity to some of Denver's best restaurants, hotels, and transit, this condo presents an outstanding opportunity for those seeking a premier LoDo address with built-in credibility and foot traffic.



Investment Highlights

- **Prime LoDo Location** – Situated in the iconic Ice House building, directly off Wynkoop Street and steps from Union Station, offering unmatched walkability and connectivity.
- **Flexible Use Options** – Lower-level commercial condo suitable for retail, office, showroom, wellness, or creative uses, appealing to a wide range of tenants or owner-users.
- **Exceptional Transit Access** – Immediate proximity to Union Station, the city's main transit hub, providing seamless access to light rail, commuter rail, bus lines, and the airport train.
- **Strong Surrounding Demographics** – Dense concentration of residential, Class A office, hotels, and entertainment venues drives consistent foot traffic and commercial demand.
- **Landmark Property with Character** – Brick-and-timber architecture and Ice House's established reputation create built-in appeal and credibility for future tenants or buyers.

Lower Downtown

1801 Wynkoop St.

Centrally located
in Denver's Original
Urban Neighborhood

LoDo is one of Denver's most dynamic and historically rich districts, blending 19th-century brick warehouses with a modern, high-energy urban lifestyle. Anchored by Union Station and framed by some of the city's best dining, nightlife, boutique retail, and creative office environments, LoDo has evolved into a magnet for both residents and visitors seeking an authentic downtown experience.

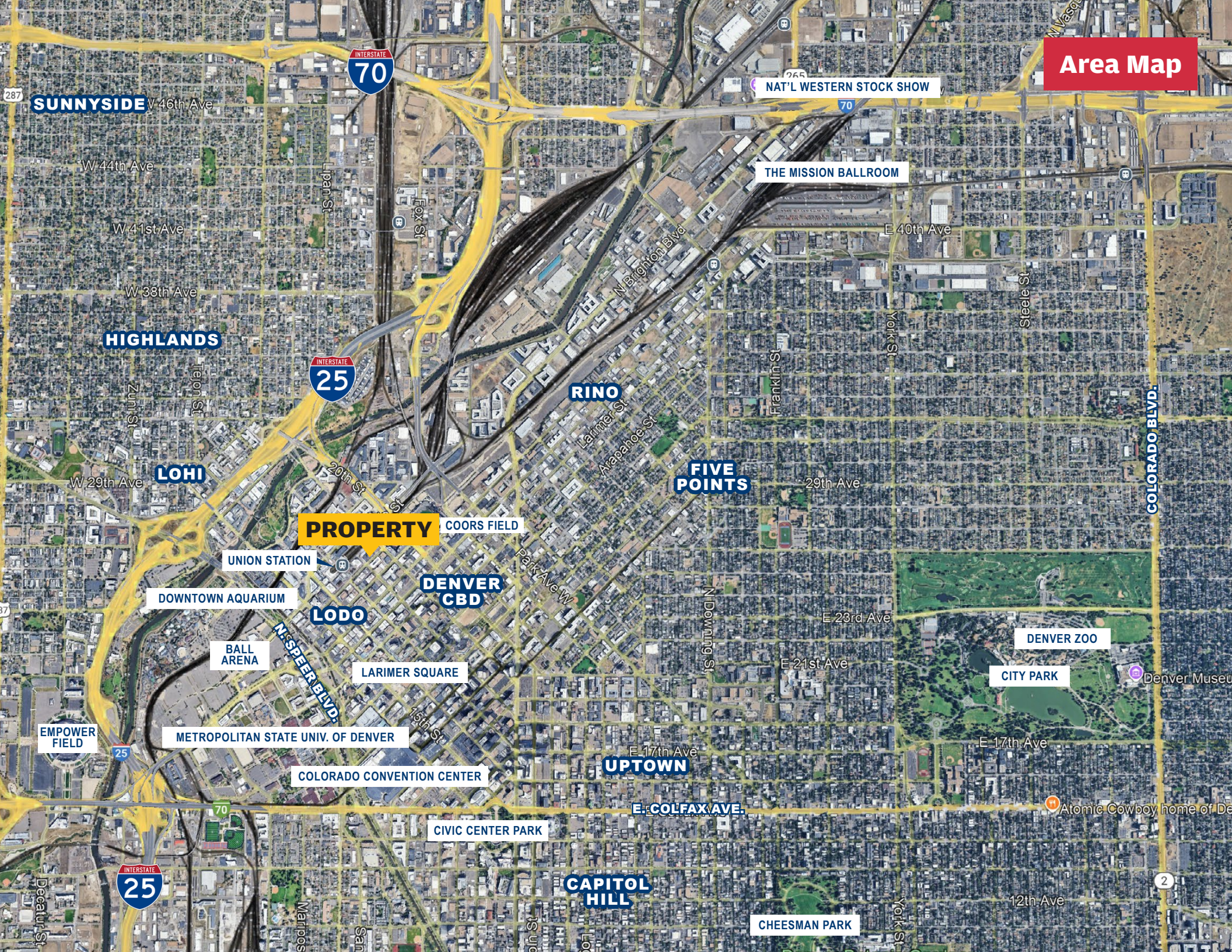
The area's vibrancy comes from its density of amenities and its walkability. Within a few blocks, you'll find award-winning restaurants, rooftop bars, national and local retailers, professional services, and Fortune-level employers, all connected by transit, bike lanes, and effortless pedestrian flow. Major attractions like **Coors Field**, **McGregor Square**, **Larimer Square**, and **Wynkoop Plaza** keep foot traffic steady throughout the day and deep into the evening.

For businesses, LoDo offers the rare combination of character real estate, strong daytime population, high tourism activity, and a built-in customer base from surrounding residential lofts and office towers. Its mix of culture, commerce, and connectivity makes it one of Denver's most compelling places to establish a retail storefront, creative studio, café, or service-oriented concept.

LoDo isn't just a historic district — it's one of the city's most consistently vibrant economic engines, and an ideal setting for businesses seeking visibility, foot traffic, and a true downtown Denver identity.



Area Map



SUNNYSIDE 46th Ave

W 44th Ave

W 41st Ave

W 38th Ave

HIGHLANDS

W 29th Ave

LOHI

PROPERTY

COORS FIELD

UNION STATION

DOWNTOWN AQUARIUM

LODO

DENVER CBD

BALL ARENA

LARIMER SQUARE

METROPOLITAN STATE UNIV. OF DENVER

COLORADO CONVENTION CENTER

CIVIC CENTER PARK

CAPITOL HILL

CHEESMAN PARK

DENVER ZOO

CITY PARK

Denver Museum of Nature & Science

Atomic Cowboy home of De

THE MISSION BALLROOM

NAT'L WESTERN STOCK SHOW

COLORADO BLVD.

FIVE POINTS

UPTOWN

E. COLFAX AVE.

E 17th Ave

E 21st Ave

E 23rd Ave

29th Ave

E 40th Ave

12th Ave

2

INTERSTATE 25

INTERSTATE 70

Zuni St

Tejon St

Lipan St

Fox St

N Brighton Blvd

Larimer St

Arapahoe St

Franklin St

York St

Steele St

N Downing St

Park Ave W

15th St

E 17th Ave

Mariposa

San

15th St

15th St

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287

37

25

70

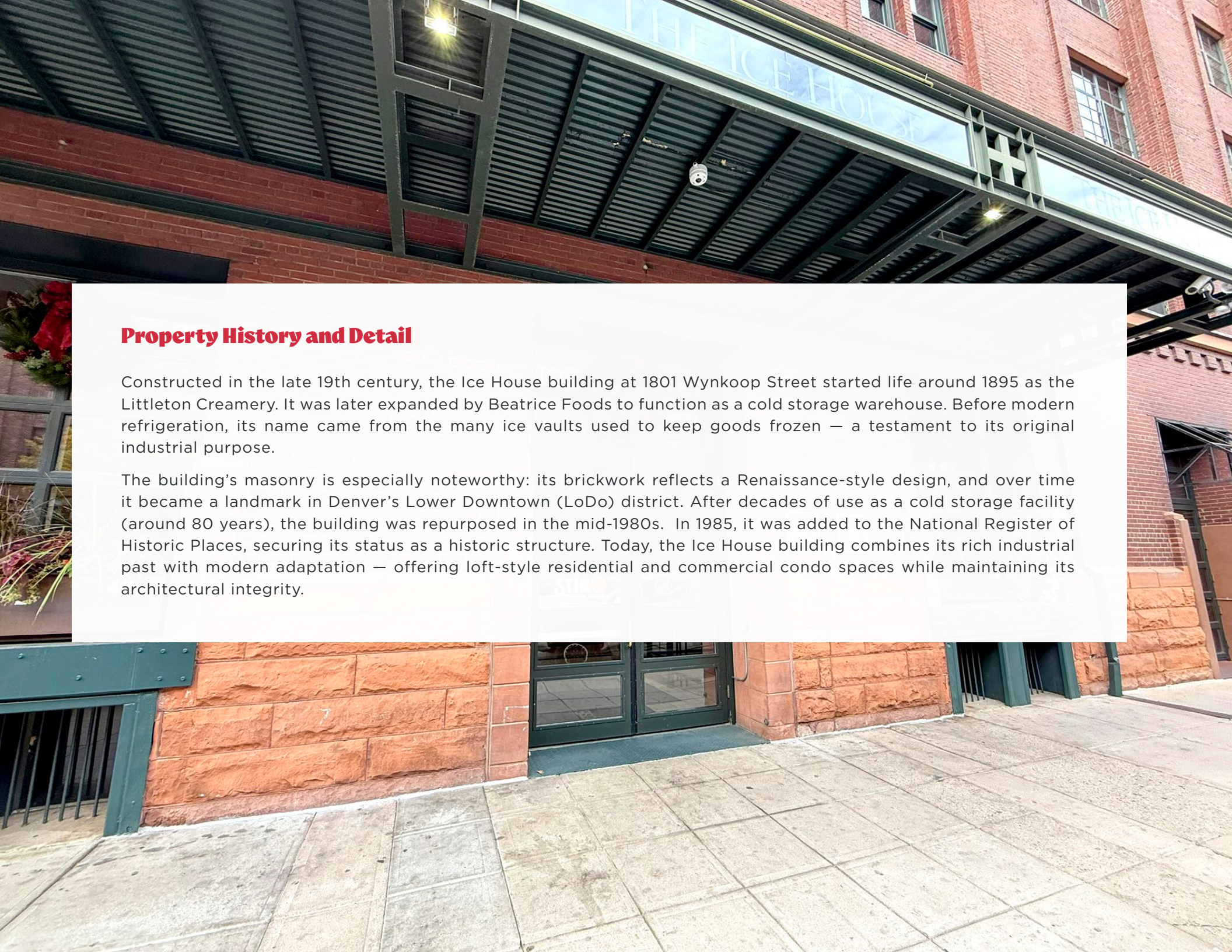
INTERSTATE 25

265

70

38

2



Property History and Detail

Constructed in the late 19th century, the Ice House building at 1801 Wynkoop Street started life around 1895 as the Littleton Creamery. It was later expanded by Beatrice Foods to function as a cold storage warehouse. Before modern refrigeration, its name came from the many ice vaults used to keep goods frozen — a testament to its original industrial purpose.

The building's masonry is especially noteworthy: its brickwork reflects a Renaissance-style design, and over time it became a landmark in Denver's Lower Downtown (LoDo) district. After decades of use as a cold storage facility (around 80 years), the building was repurposed in the mid-1980s. In 1985, it was added to the National Register of Historic Places, securing its status as a historic structure. Today, the Ice House building combines its rich industrial past with modern adaptation — offering loft-style residential and commercial condo spaces while maintaining its architectural integrity.

Tenant Overview



Occupied SF
Lease Commencement
Lease Expiration

2,434 SF
4/1/2024
3/31/2029

Lincoln's is a popular, cash-only "hidden" bar or speakeasy located in the Ice House building near Denver's Union Station. Its primary draw is that all drinks are priced at \$5, including a selection of spirits, beers, wines, and a specialty Old Fashioned.

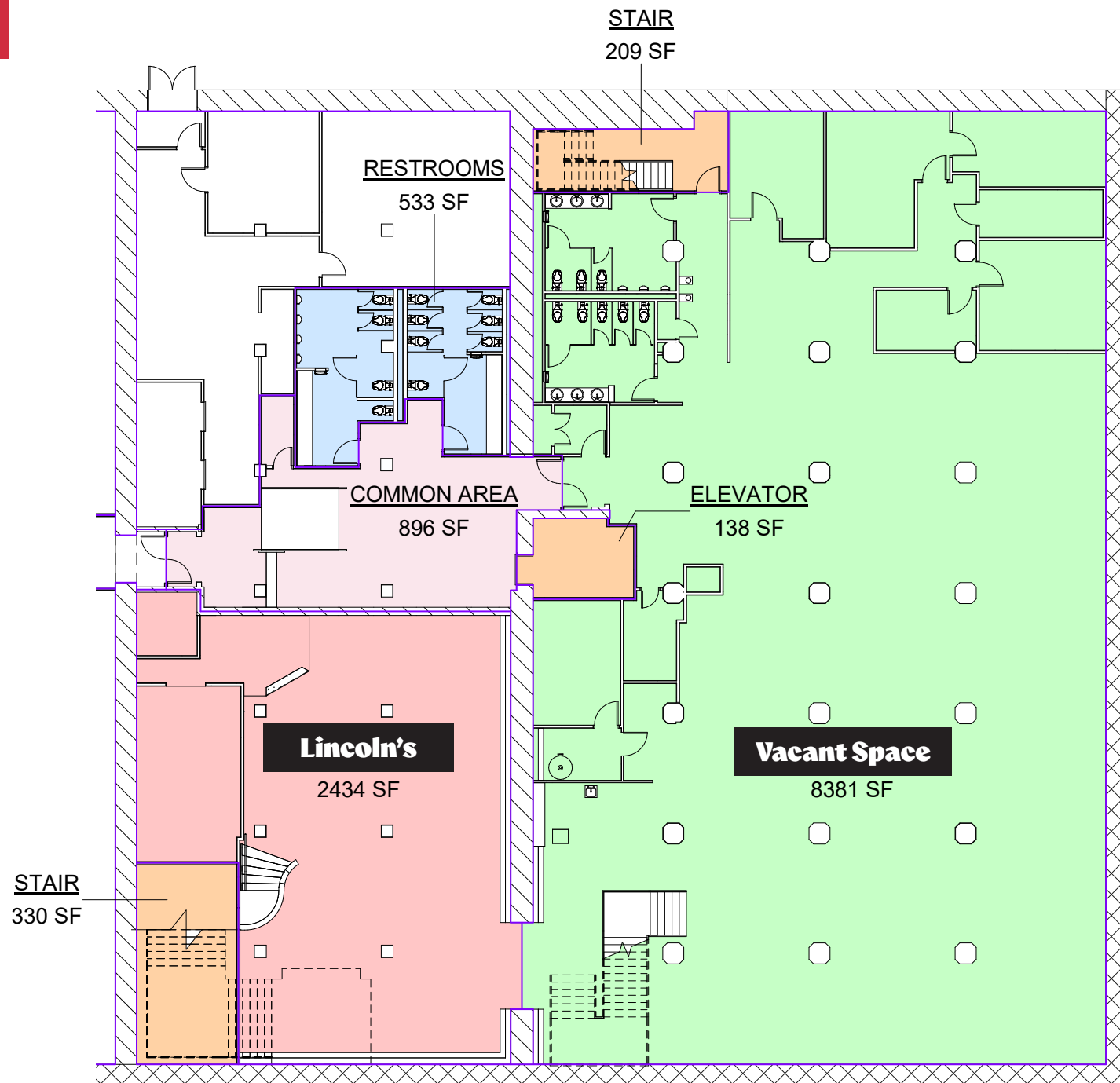
A no-frills, basement-level bar that emphasizes atmosphere, conversation, and highly affordable, simple drinks, the name and cash-only policy are a nod to Abraham Lincoln, who is featured on the \$5 bill.

It has a cozy, dark, and lively underground feel with vintage decor, including a 156-year-old couch and booths made from church pews. The lighting is dim, and the vibe is non-pretentious. The menu is simple: a selection of around 10 spirits, various mixers, beer, and wine are all \$5.

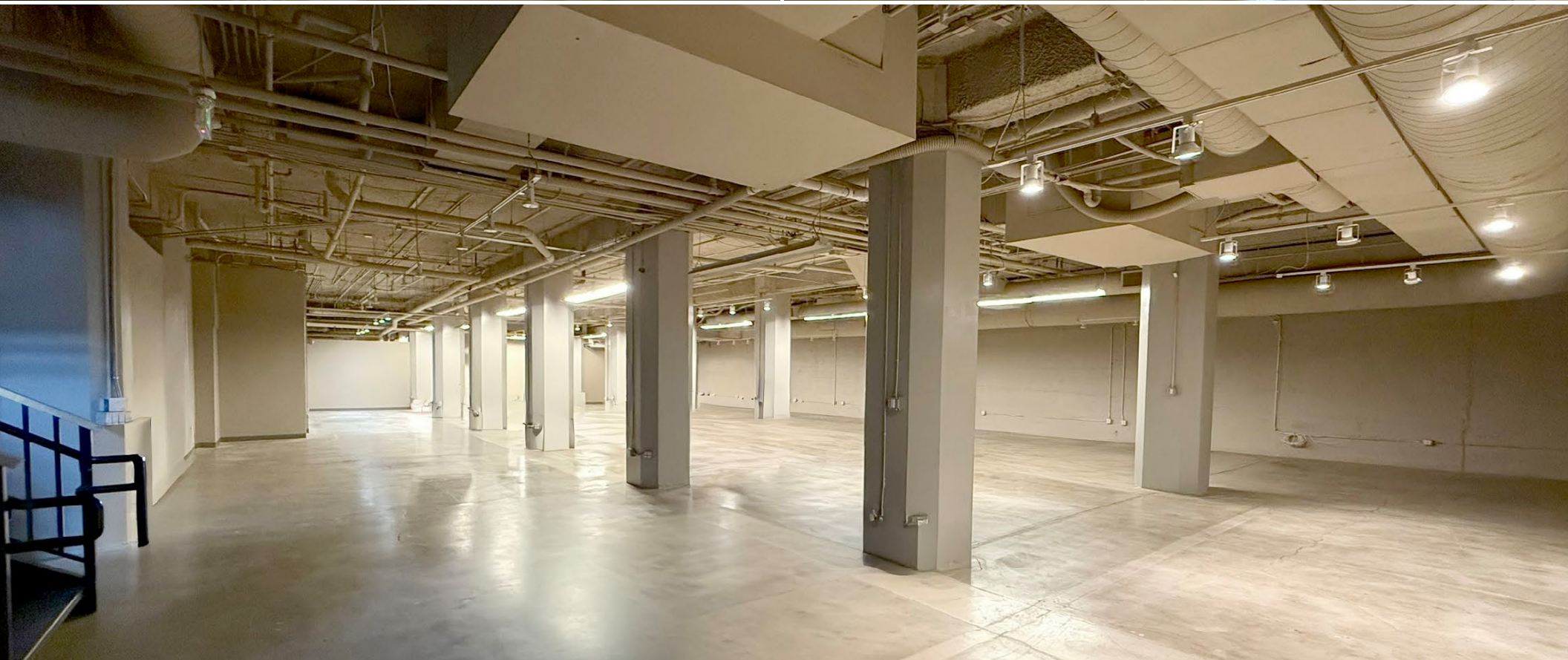
Part of the experience is the challenge of finding the bar, as there is no sign or obvious entrance from the street.



Floor Plan



Photos - Vacant Portion



Denver, CO

Population & Growth

- The city of Denver has about 729,019 residents as of July 2024. (census.gov)
- Metro Denver (the larger region) is growing. Projections show Metro Denver population rising from ~3.26 million in 2020 to about 3.42 million by 2025. (metrodenver.org)
- The region remains among the faster-growing metro areas in the U.S. (metrodenver.org)

Age & Workforce

- The median age in the Denver metro region is about 37.2 years (metrodenver.org)
- Large segments of the population are in prime working age. The area is seeing strong in-migration of Millennials, which helps sustain a younger workforce. (metrodenver.org)

Income & Economic Indicators

- Median household income in Denver County is about \$91,681 (census.gov)
- Per capita income is also strong compared to many U.S. cities. (census.gov)
- Businesses: there are tens of thousands of employer establishments. (census.gov)



- **Highly-educated workforce:** Excellent for recruiting talent, especially for tech, professional services, research & development. (denver.org)
- **Growing population:** Solid customer base, expanding labor force, continued growth via migration. (denver.org)
- **Quality of life:** Attractive climate, outdoor lifestyle (hiking / skiing / trails), cultural amenities (arts, entertainment, food & drink) — useful for attracting and retaining employees. (denver.org)
- **Infrastructure & connectivity:** Denver is a regional hub for transportation, also investment in amenities: parks, arts, events, sports venues. (denver.gov)
- **Cost competitiveness:** While not the lowest-cost city, Denver often ranks favorably compared to many large metros in cost studies (e.g. for business travel, living). (denver.org)
- **Industry diversity:** Strong presence in tech, aerospace, healthcare, business services, hospitality/ tourism, and more. (denver.org)

Demographics

	1 MILE	3 MILES	5 MILES
Population	44,049	232,269	457,753
Households	26,730	122,485	216,463
Median HH Income	\$97,401	\$85,543	\$83,278
Average HH Income	\$124,086	\$113,010	\$111,589
Median Home Value	\$769,826	\$671,451	\$635,444
Daytime Employees	89,358	234,887	377,635

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