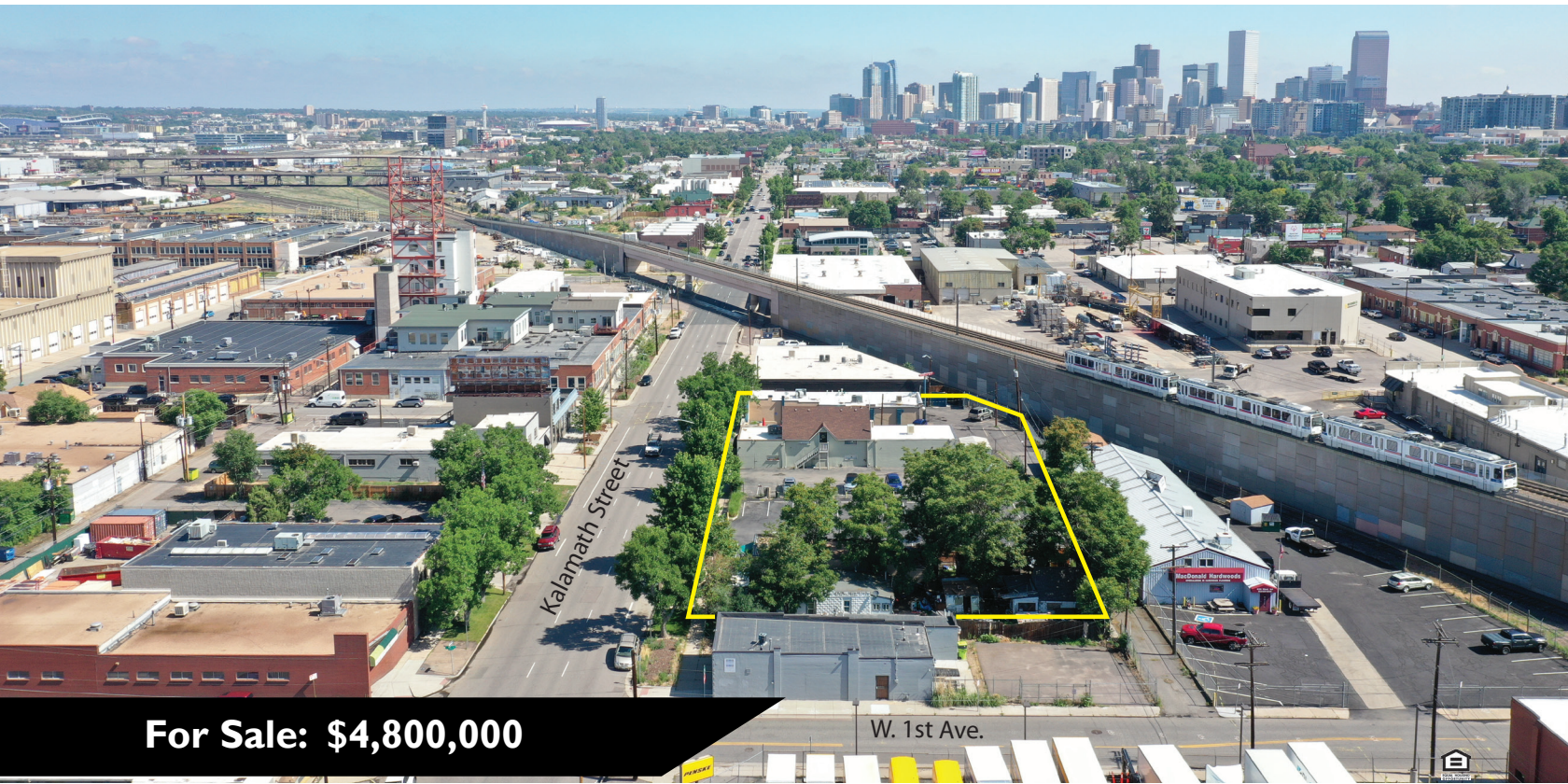


Kalamath St Investment / Redevelopment

112, 114, 118 & 150 Kalamath St, Denver, CO 80223



www.FullerRE.com



For Sale: \$4,800,000

PORTFOLIO INFORMATION

Redevelopment:	38,315± SF (0.87 Acres) (4 Parcels combined)
Building Size:	9,1235± SF (4 buildings combined)
YOC:	1895 / 1896 / 1943
Parking Spaces:	47
Zoning:	I-MX-3 (Retail, Office, Residential, Industrial)
Taxes:	\$43,751 (2025 paid in 2026)

PROPERTY HIGHLIGHTS

- Three income producing buildings on site
- Current Tenants: Restaurant, Day Spa, Office
- Zoning allows for residential, retail, restaurants, hotel, office, light industrial, and other uses
- Kalamath averages 14,000 vehicles per day
- Excellent access to downtown Denver, 6th Avenue, and I-25
- RTD Light Rail runs directly behind the property

Brewery Bar II: For Lease - \$7,500 month

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



Looking Southbound



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

18,805

253,314

1,478,871



Households

9,924

127,799

633,549



Median HH Income

\$99,651

\$97,018

\$91,094



Median Age

36.30

36.60

38.10



Traffic 10,045 vpd - Kalamath St @ 2nd Ave (14,274 @ W Bayaud)

Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.