



**1,200 SF RETAIL/OFFICE FOR LEASE**  
IN PRIME LOCATION

**23 S KALAMATH ST**  
DENVER, CO 80223

## Property Features

- Delivered in White Box Condition – Ready for Tenant Customization
- Active Liquor License W/ Ability to Transfer to New Occupant – No Existing Liquor Stores Within 1-Mile Radius
- Expansive Storefront Windows with Abundant Natural light and Strong Street Visibility
- High Ceilings and Open Floor Plan with Maximum Flexibility for Retail, Office, or Creative use
- Modern Key-Card Access System for Secure Entry
- Just Steps from the Santa Fe Arts District, one of Denver's Most Dynamic Cultural Hubs
- Unparalleled Accessibility with Immediate Connections to I-25 North & South

For more information:



**(Lead)**  
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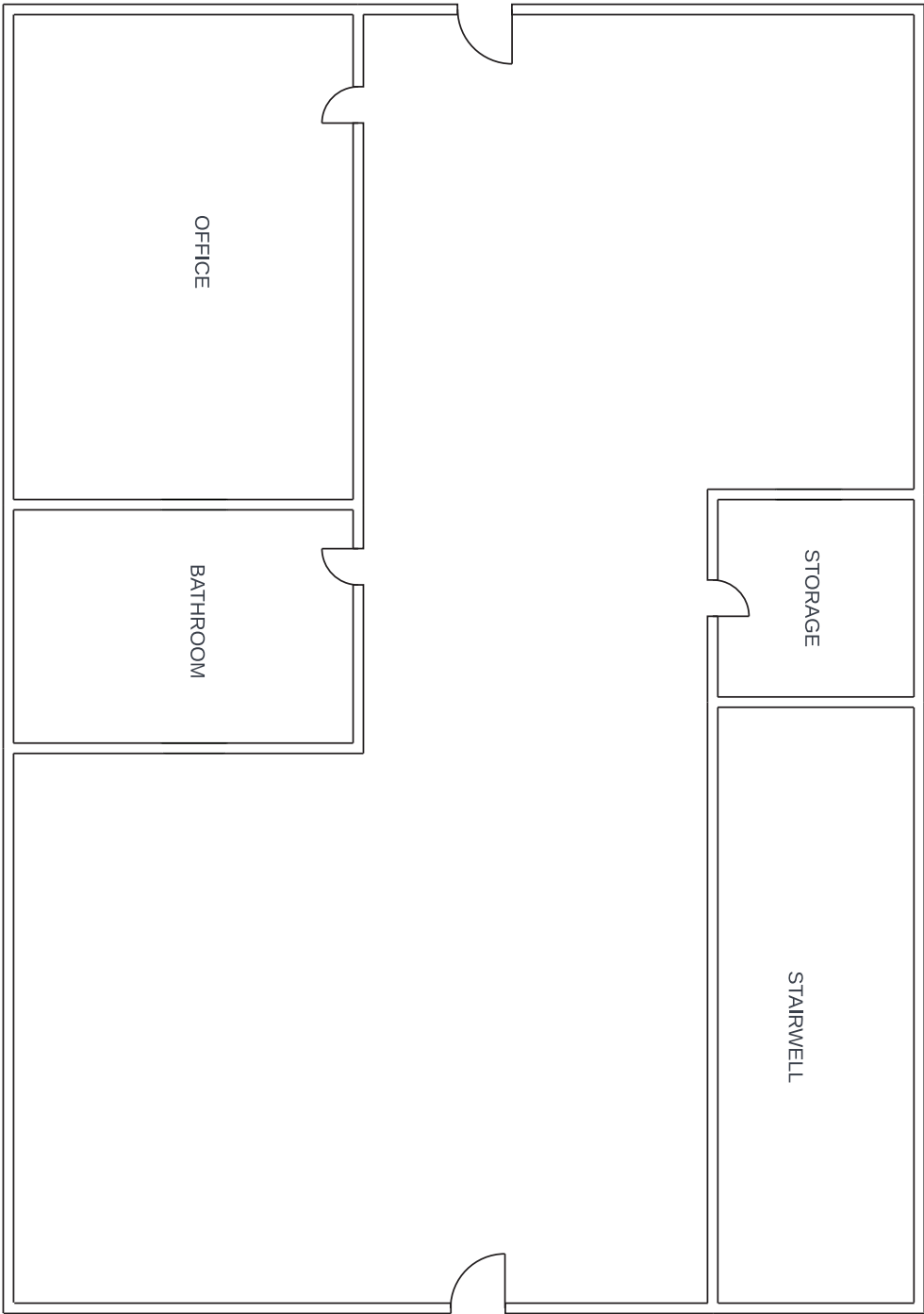
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Unique Properties  
400 S Broadway | Denver, CO 80209  
303.321.5888 | UNIQUEPROP.COM

## Property Summary

<b>Lease Rate:</b>	\$3,500/Month Gross
<b>Suite Size:</b>	1,200 SF
<b>Total Building SF:</b>	2,964 SF
<b>Total Lot Size:</b>	4,000 SF
<b>Zoning:</b>	I-A (Denver)
<b>County:</b>	Denver
<b>Parking:</b>	2 Spaces + Street
<b>Power:</b>	Single Phase 400-Amp
<b>Floor Drains:</b>	Yes
<b>Year Built/Renovated:</b>	1890 / 2025



S KALAMATH ST



DEMOGRAPHICS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
S KALAMATH ST	W Bayaud Ave S	14,274	2025	0.05 mi
KALAMATH ST	W Ellsworth Ave S	9,954	2025	0.08 mi
S SANTA FE DR	W Bayaud Ave S	14,533	2025	0.11 mi

POPULATION	1 Mile	3 Miles	5 Miles
2020 POPULATION	14,820	236,882	541,134
2024 POPULATION	15,048	240,265	541,415
ANNUAL GROWTH 2020-2024	0.4%	0.4%	0%
ANNUAL GROWTH 2024-2029	0.3%	0.3%	0.2%
MEDIAN AGE	35.4	35.8	36.5

HOUSEHOLDS			
2024 HOUSEHOLDS	7,531	119,995	254,634
2029 HOUSEHOLD PROJECTION	7,668	122,133	257,547
AVG HOUSEHOLD SIZE	1.9	1.9	2
AVG HOUSEHOLD VEHICLES	1	1	2

HOUSING VALUES			
	\$318,273	\$328,736	\$358,703
MEDIAN HOME VALUE	\$499,135	\$635,264	\$630,744

HOUSEHOLD INCOME			
AVG HOUSEHOLD INCOME	\$102,859	\$109,939	\$110,559
MEDIAN HOUSEHOLD INCOME	\$80,625	\$80,234	\$81,602





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