

ICONIC ARAPAHOE SQUARE BUILDING FOR SALE OR LEASE

SALE PRICE: \$2,500,000

LEASE RATE: \$24.00/SF



**2195-2199 CALIFORNIA STREET
DENVER, COLORADO 80205**

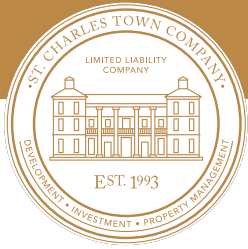
FOR MORE INFORMATION:

DAVID LEUTHOLD

C: 303.520.7729

dleuthold@stcharlestown.com

stcharlestown.com



2195-2199 CALIFORNIA STREET

ABOUT THE PROPERTY

The 9,870-square-foot venue at 2195-2199 California Street comes with an incredible legacy. It has been home to the iconic Mercury Cafe, a beloved restaurant, bar and performing arts venue. This free-standing brick building has solar panels, high barrel ceilings, as well as unique interior fixtures and finishes. The property enjoys favorable zoning, is located near light rail, and is within an area that is undergoing significant redevelopment.

The property sits on the corner of California and 22nd Streets in the center of Denver’s Arapahoe Square, deemed “Downtown Denver’s Next Great Neighborhood” by the Downtown Denver Partnership. There is immediate access to several arterial streets such as Broadway, Park Avenue, and 20th Street which connects it to other neighborhoods such as Downtown, Ballpark, RiNo, and Five Points and Uptown.

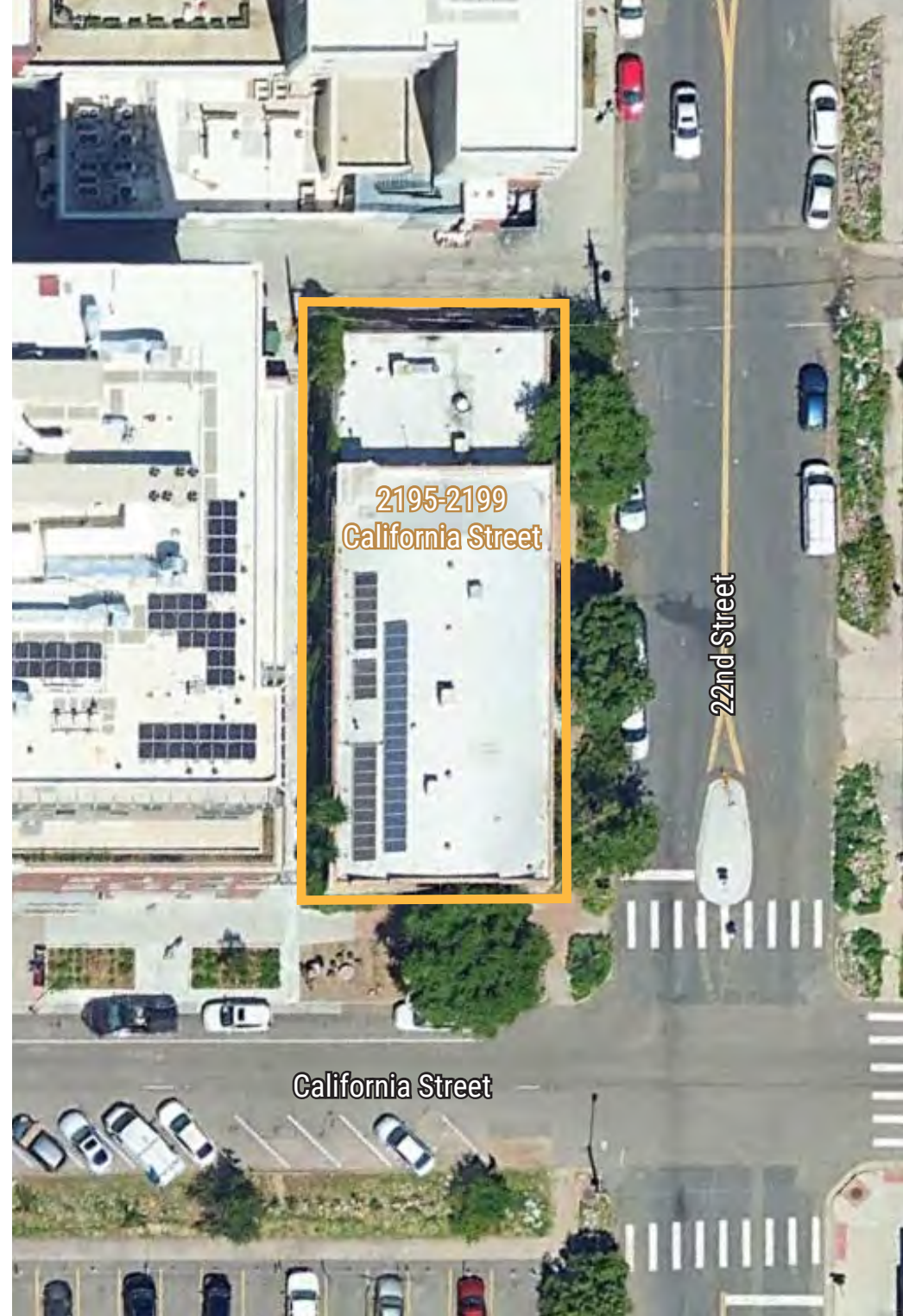
The property has a Hotel/Restaurant Liquor License with All Ages Cabaret. This is an excellent opportunity for a Mercury Cafe successor, other owner/user, investor or developer and the seller will entertain a variety of outcomes.

PROPERTY DETAILS

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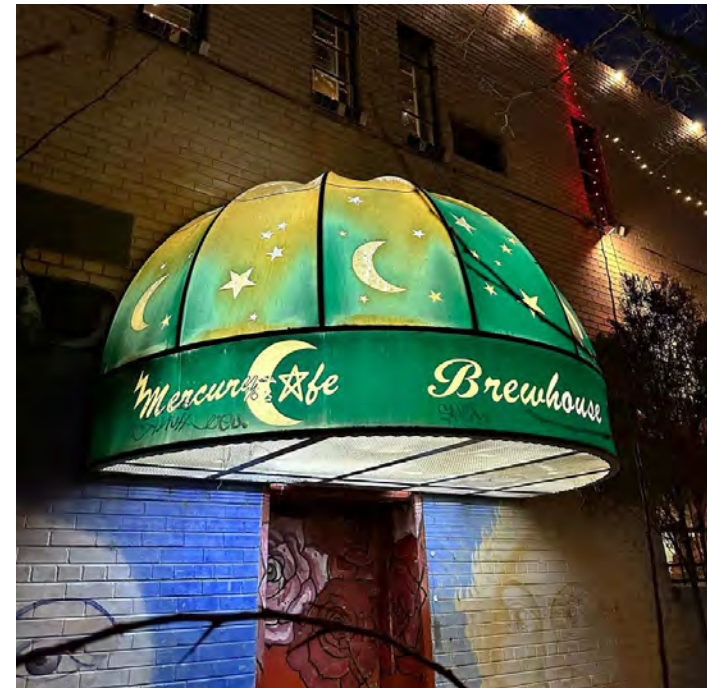
LEASE RATE: \$24.00/SF

| | |
|-------------|-----------------------|
| BUILDING SF | 9,870 SF |
| LAND AREA | 6,276 SF (0.14 Acres) |
| YEAR BUILT | 1949 |
| ZONING | D-AS-12+ |
| TAXES | \$44,101.92 (2024) |



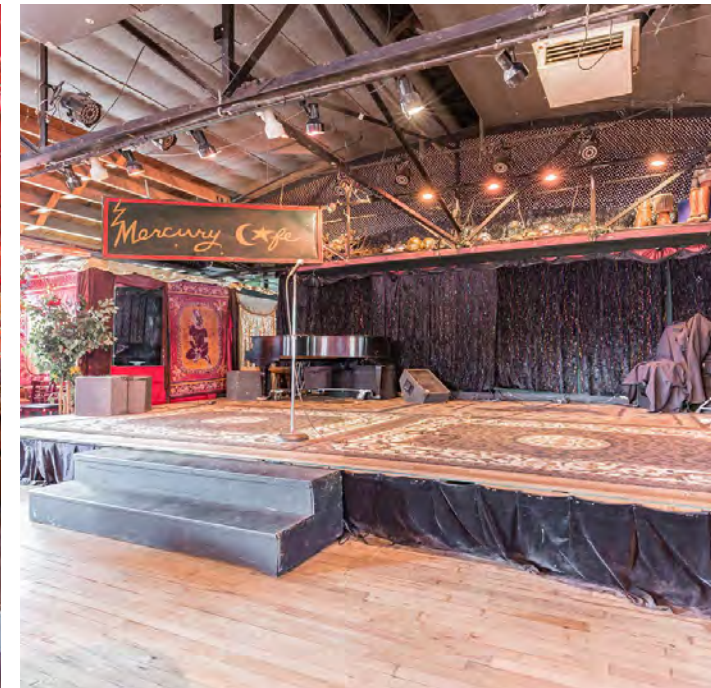
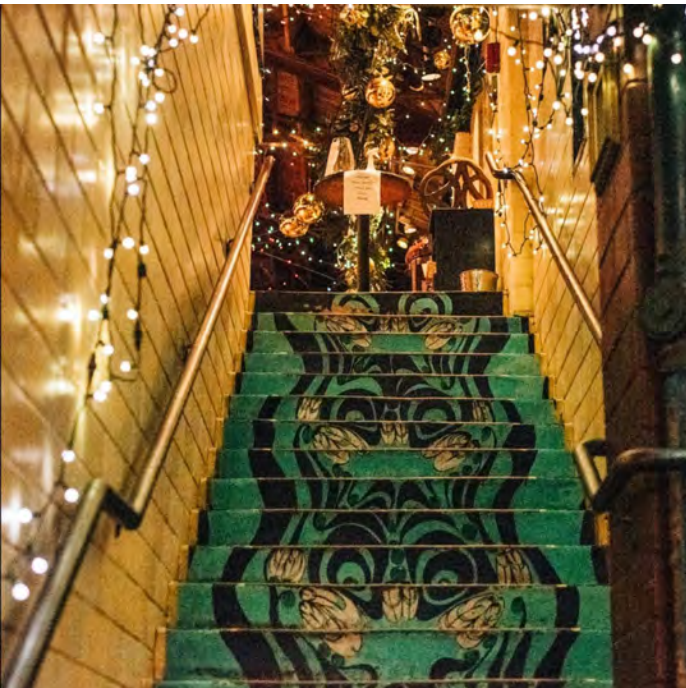


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DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--|-----------|-----------|-----------|
| 2023 Population | 47,412 | 235,188 | 475,843 |
| 2023 Households | 28,938 | 121,913 | 221,106 |
| Avg Household Size | 1.5 | 1.8 | 2.1 |
| Median Age | 37.2 | 36.9 | 36.7 |
| Avg Household Income | \$104,486 | \$106,350 | \$107,189 |
| Median Household Income | \$79,162 | \$78,394 | \$78,521 |
| Total Specified Consumer Spending (\$) | \$862.9M | \$3.9B | \$7.3B |

| | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------------|----------------|--------------|----------------|---------------|----------------|---------------|
| | Employees | Businesses | Employees | Businesses | Employees | Businesses |
| Service-Producing Industries | 114,486 | 8,701 | 224,664 | 21,555 | 333,758 | 34,028 |
| Trade Transportation & Utilities | 5,243 | 704 | 24,033 | 2,516 | 49,493 | 4,840 |
| Information | 5,704 | 305 | 9,786 | 579 | 14,153 | 806 |
| Financial Activities | 12,782 | 1,276 | 23,689 | 2,807 | 33,903 | 4,349 |
| Professional & Business Services | 30,749 | 2,344 | 49,499 | 4,517 | 63,481 | 6,536 |
| Education & Health Services | 16,351 | 2,387 | 44,472 | 6,898 | 69,254 | 10,787 |
| Leisure & Hospitality | 16,859 | 783 | 35,856 | 2,010 | 49,451 | 3,054 |
| Other Services | 3,960 | 561 | 11,524 | 1,787 | 22,277 | 3,114 |
| Public Administration | 22,838 | 341 | 25,805 | 441 | 31,746 | 542 |
| Goods-Producing Industries | 8,987 | 507 | 21,651 | 1,524 | 39,143 | 3,002 |
| Natural Resources & Mining | 42 | 15 | 233 | 76 | 876 | 149 |
| Construction | 4,009 | 336 | 9,420 | 931 | 19,008 | 1,842 |
| Manufacturing | 4,936 | 156 | 11,998 | 517 | 19,259 | 1,011 |
| Total | 123,473 | 9,208 | 246,315 | 23,079 | 372,901 | 37,030 |



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