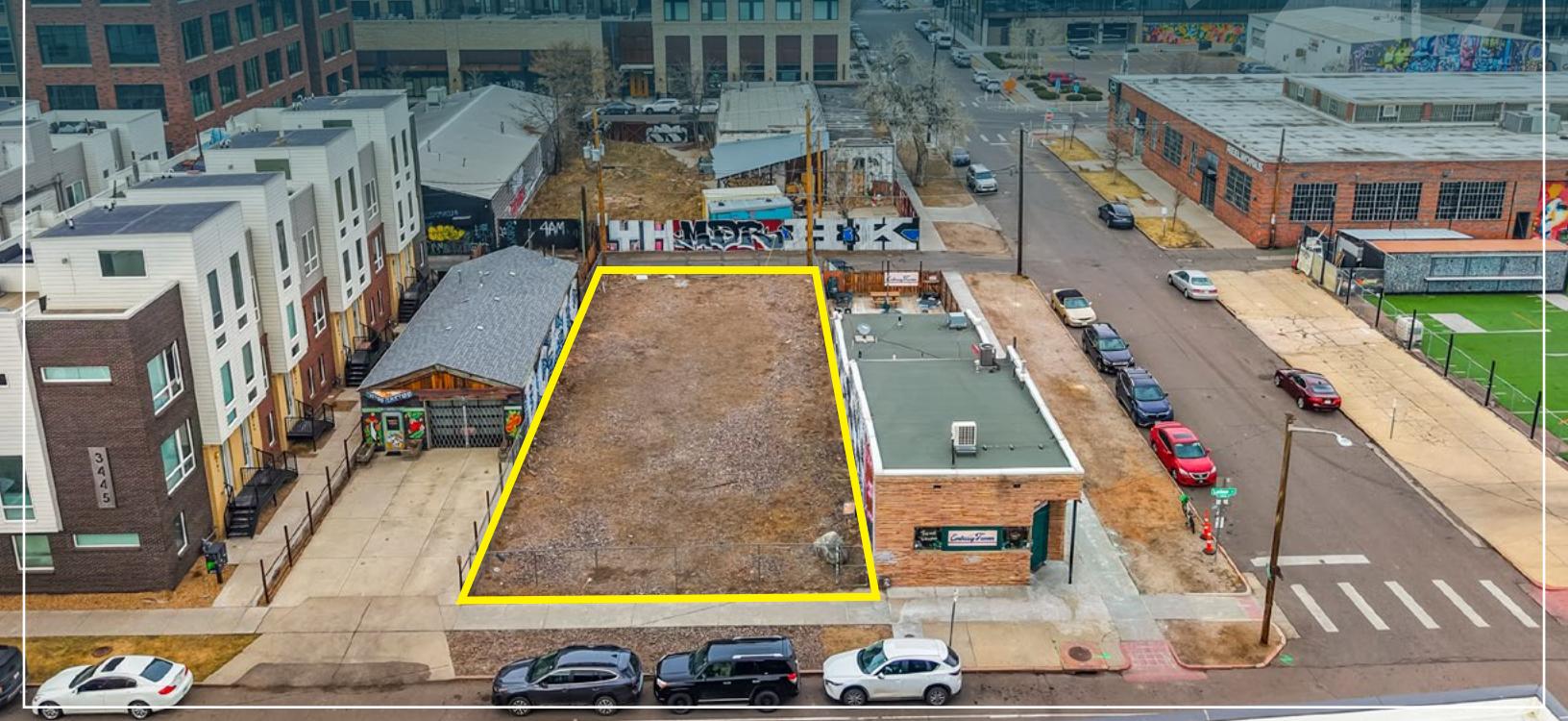


FOR SALE

3445 – 3459 LARIMER STREET, DENVER, CO 80205

 **PINNACLE**
REAL ESTATE ADVISORS



LIST PRICE: \$1,150,000 (\$184/SF)

PROPERTY OVERVIEW

LIST PRICE	\$1,150,000 (\$184/SF)
TYPE	Land
LOT SIZE	6,250 SF / 0.14 AC
CURRENT ZONING	C-MX-5

DESCRIPTION

Located in the heart of Denver's RiNo Art District, 3455–3459 Larimer Street offers a rare opportunity to acquire a 6,250 SF commercial lot along one of the neighborhood's most active corridors. The area has experienced substantial development over the past several years, with approximately 6,000–7,000 residential units delivered within a ½-mile radius, including more than 3,000 units completed since 2020. This growth has significantly increased population density and demand for retail, office, and mixed-use uses.

The property benefits from strong visibility, high pedestrian traffic, and proximity to RiNo's established restaurants, breweries, and creative users. Zoned C-MX-5, the site allows for a wide range of commercial and mixed-use redevelopment options, including retail, office, residential, and live/work concepts.

DAVID BAROCAS

SENIOR ADVISOR

303.669.2475

DBAROCAS@PINNACLEREA.COM

ANDY MONETTE

VICE PRESIDENT

714.330.1436

AMONETTE@PINNACLEREA.COM

MORGAN WHEELER

DIRECTOR OF TEAM OPERATIONS

303.529.3762

MWHEELER@PINNACLEREA.COM

 **SANDBERG
MONETTE**

DOWNTOWN DENVER



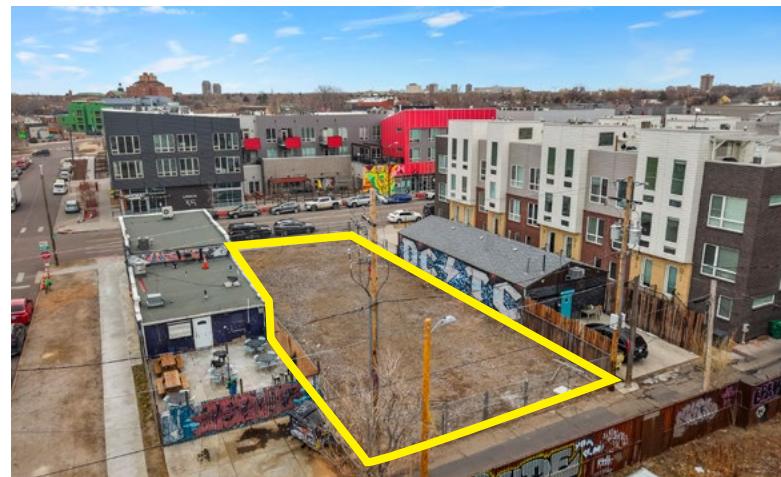
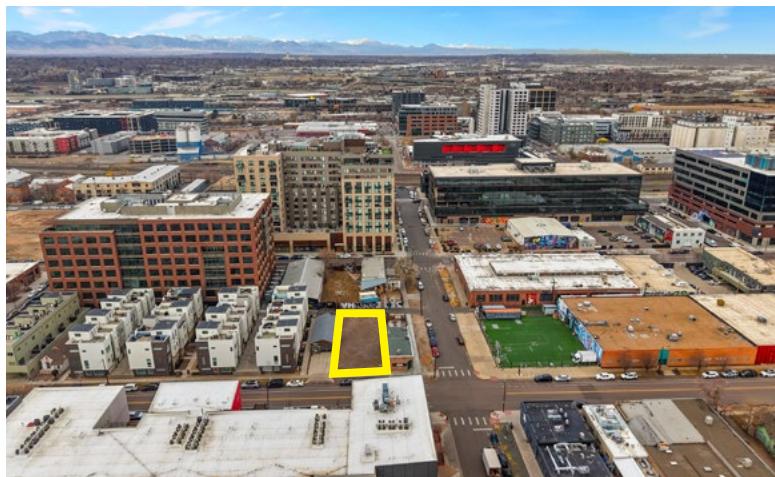
RINO GROWTH SNAPSHOT

6,000-7,000 RESIDENTIAL
UNITS DELIVERED
WITHIN ½ MILE

3,000+ UNITS
DELIVERED
SINCE 2020

MULTIPLE 400-600+ UNIT
MULTIFAMILY PROJECTS
WITHIN WALKING DISTANCE

ONE OF DENVER'S TOP
SUBMARKETS FOR RENT
GROWTH AND ABSORPTION



DAVID BAROCAS

SENIOR ADVISOR

303.669.2475

DBAROCAS@PINNACLERAEA.COM

ANDY MONETTE

VICE PRESIDENT

714.330.1436

AMONETTE@PINNACLERAEA.COM

MORGAN WHEELER

DIRECTOR OF TEAM OPERATIONS

303.529.3762

MWHEELER@PINNACLERAEA.COM



[CLICK HERE FOR PERMITTED USES](#)



DAVID BAROCAS

SENIOR ADVISOR

303.669.2475

DBAROCAS@PINNACLERAEA.COM

ANDY MONETTE

VICE PRESIDENT

714.330.1436

AMONETTE@PINNACLERAEA.COM

MORGAN WHEELER

DIRECTOR OF TEAM OPERATIONS

303.529.3762

MWHEELER@PINNACLERAEA.COM



38th & Blake RTD Station