

New Price in RIVER NORTH

3158 Larimer Street , Denver, CO, 80205

Retail: Restaurant For Sale

Prepared on October 09, 2025

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Office, Industrial	Vacant	No
Total Available Space	3,251 SF	Available Date	Now
Asking Price	\$3,900,000	Days On Market	577 days
Listing Price Per SF	-	Date Listed	3/11/2024
Cap Rate (Actual)	-	Last Modified	10/08/2025
Possession	60 Days	Listing ID	39915100
Signage	Free-Standing	Owner Occupied	Yes
Show Instructions	Call broker	Parking Spaces	28

Description

New Price-Motivated Seller! ...Freestanding Building in River North "RINO". I-MX-3 Zoning allows development of buildings up to 3 stories high for a variety of Mixed-Use Commercial, Retail and Multi-Family Residential or light Industrial projects. Designated as one of the Top 10 US neighborhoods to visit by Lonely Planet Travel Advisors in 2017. This hub of activity includes popular Nightlife spots, Restaurants and Art Galleries. Neighbors include Mister Oso, The Greenwich, Dio Mio, Barcelona Wine Bar, Beckon & Major Tom, Shake Shack, foolPRooft Contemporary Art Gallery, Dry Ice Factory, Dateline Arts Space and much more. This prime 18,731 sq ft corner lot is perfect for an end user with vision. For the past 25 years this 3251 Sq-ft Building that has been home to “La Casa De Manuel” a successful family owned and operated neighborhood Mexican Restaurant. Many new commercial and residential projects in the area. Perfect location for your next business idea or covered land investment. Bring your new Restaurant or Nightlife concepts to this active neighborhood. Current Floorplan has space for seating approximately 50 customers + outdoor patio seating, grease trap, hood and paved parking lot. High traffic counts, great visibility and accessibility. Site features 148 ft. Frontage along Larimer St. + 148 ft. along 32nd Ave., Monument signage + Income producing Leased Billboard and more. Do not miss this one. Call Today!

Property Features

Location Details

Address	3158 Larimer Street , Denver, CO, 802...
Zoning	I-MX-3
Submarket	CO - Denver North Central
County	Denver
Parcels	0226327031000

Name	3158 Larimer St
Campus Name	La Casa De Manuel Building
Cross Street	32nd Ave
Water Frontage	Not present

Building Details

Sub Type	Restaurant
Building Status	Existing
Building Size	3,251 SF
Land Size	0.43 Acres / 18,731 SF
Number of Buildings	1
Property Rent	\$23.77/SF (Average)
Number of Floors	1
Year Built	1972

Primary Constr. Type	Masonry
Occupancy Type	Single Tenant
Parking Spaces	28
Parking Ratio	-
Heated	Yes
Owner Occupied	Yes
Water	Yes, City
Natural Gas	Yes

Property Listings

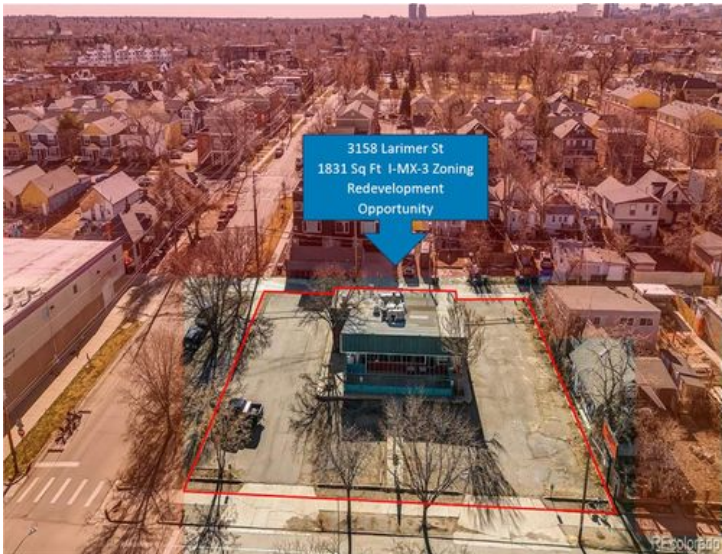
1 Listing | 3,251 SF | \$3,900,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Restaurant	-	3,251 SF	\$3,900,000	Now

Additional Photos















Contact



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