

3114

LARIMER ST

DENVER, CO 80205

SALE PRICE

\$2,475,000

\$

PRICE REDUCTION

-\$165K PRICE DROP



MARC S. LIPPITT

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UNIQUE
PROPERTIES

TCN

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3114 Larimer Street, Denver, Colorado

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PROPERTY HIGHLIGHTS

Price:	\$2,475,000
Price/PSF:	\$328.03

PROPERTY DESCRIPTION

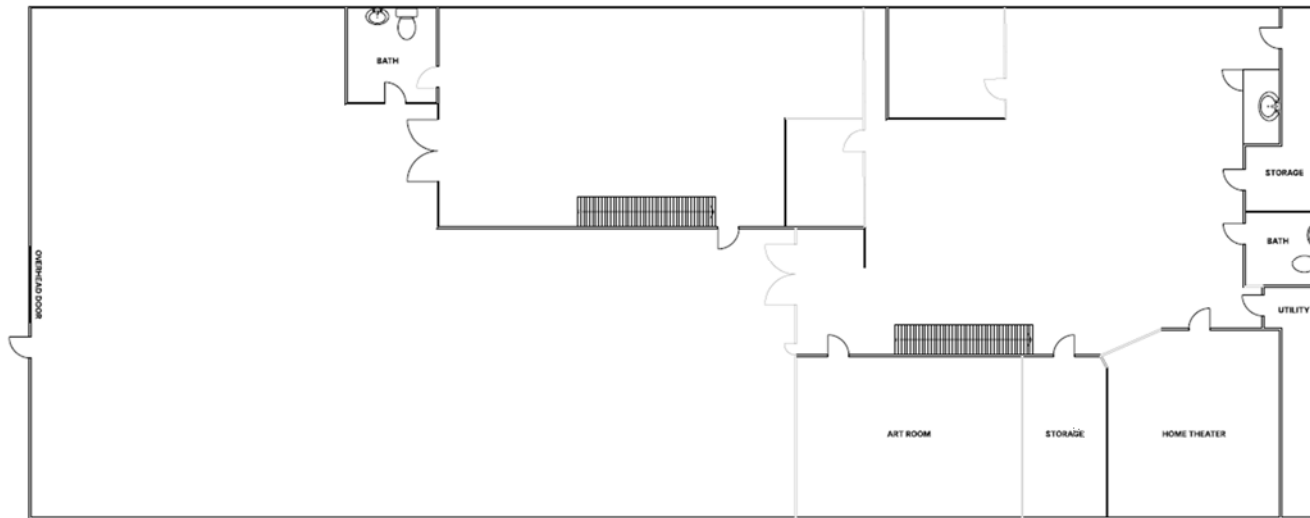
Unique Properties, Inc is pleased to offer to qualified investors the opportunity to purchase 3114 Larimer Street is a 7,545 square foot industrial flex building located in the heart of the RiNo Arts District. This unique property is a former warehouse that has been heavily updated over the years. This is a rare opportunity to acquire a tastefully renovated live/work opportunity in one of the most sought after neighborhoods in Denver. The property has 6,112 square feet of commercial space and a residential living space that is 1,435 SF. The living space is on the 2nd floor, and is complete with a kitchen, laundry, 2 bedrooms, and a living room. The layout and flexible zoning of the property allow for a multitude of options for potential uses.

- Central Location in RiNo Arts District
- Live Work Opportunity
- Plethora of Dining and Shopping Options Nearby
- 2 Bedrooms | Kitchen | Living Area
- Soundproof Recording Rooms
- Close Proximity to Downtown
- Owners Could Park Inside of the Property
- Easy Access to Mass Transit | Close to 38th & Blake
- Easy Access to Highways | Close to I-25 and I-70

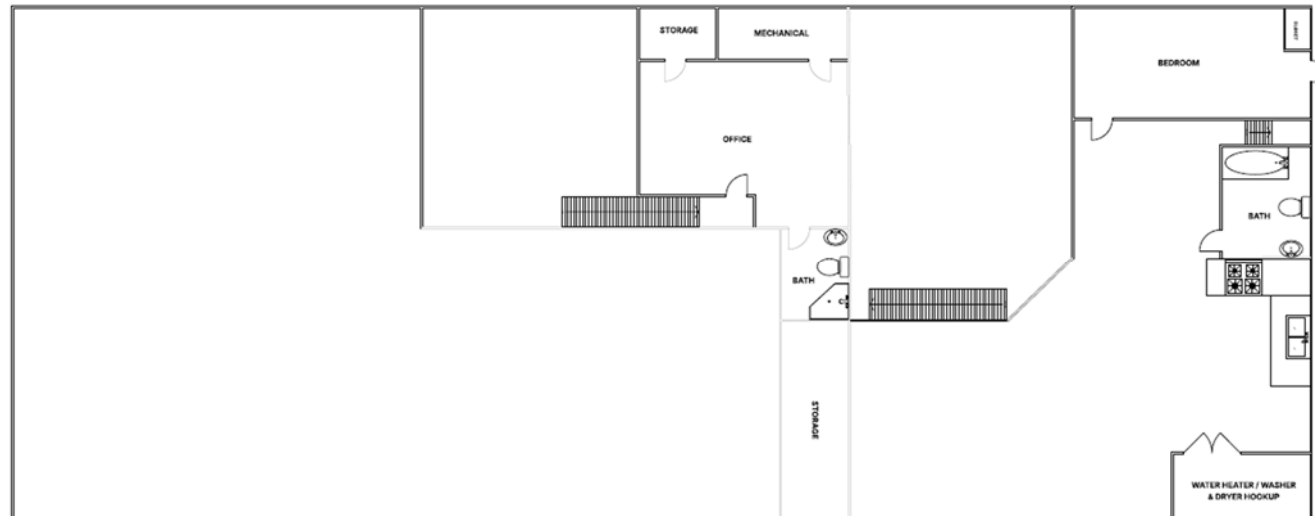


BUILDING FLOORPLAN

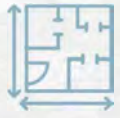
FIRST FLOOR



SECOND FLOOR



PROPERTY SUMMARY



7,545

BUILDING SQ. FT.



6,140

LAND SQ. FT.



2

STORIES



1958

Y.O.C.



DENVER

COUNTY



I-MX-3

ZONING



ONE (1) 9' x 12'

DRIVE-IN LOADING DOOR



17'

CEILING HEIGHT

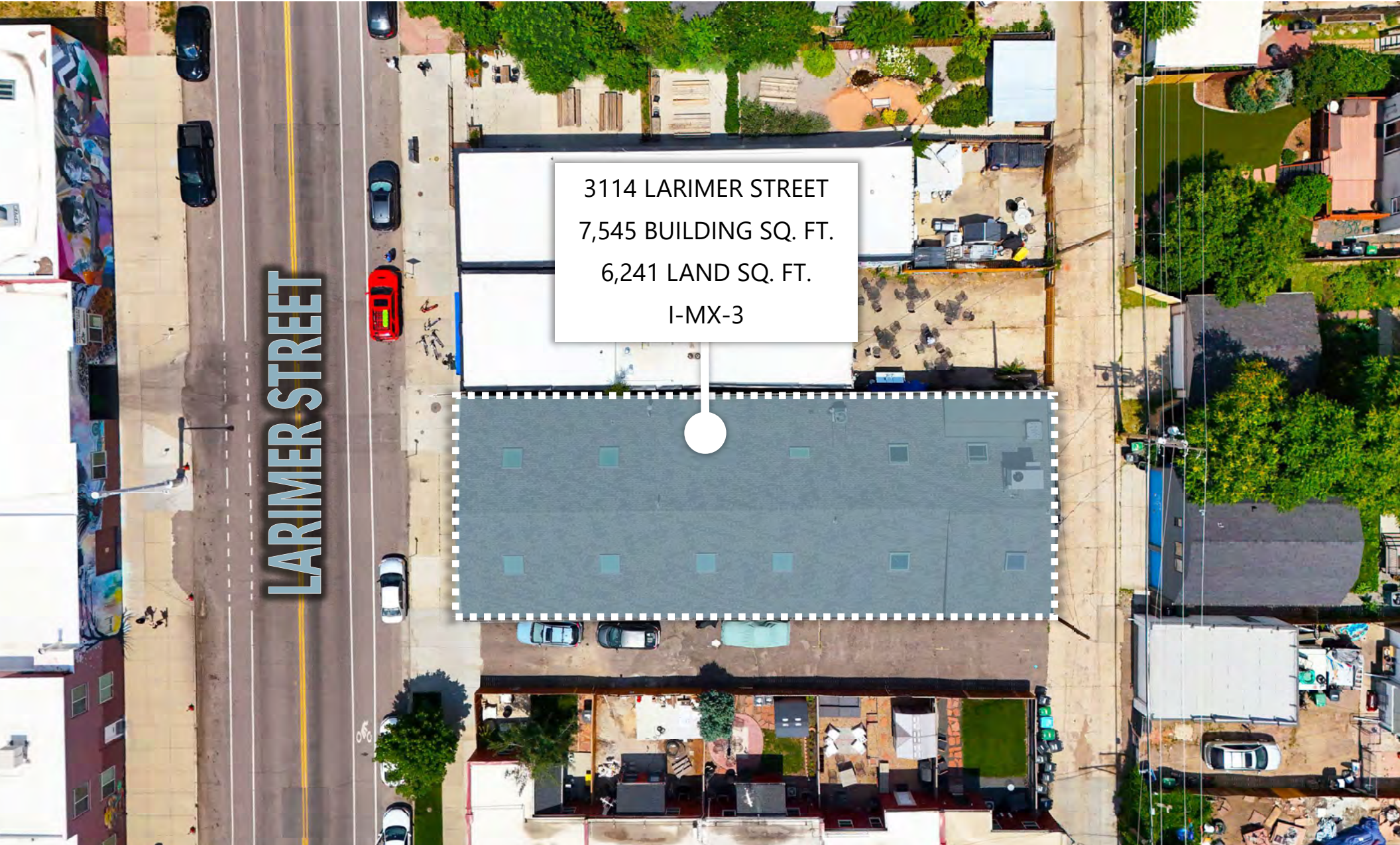


\$34,386.72

PROPERTY TAXES (2024)



PROPERTY LAYOUT



AERIAL LOOKING SW



AERIAL LOOKING NORTH



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2029 Projection	30,381	114,201	208,226
2024 Estimate	29,624	111,439	204,359
2010 Census	27,745	104,806	198,647
Growth 2024-2029	2.56%	2.48%	1.89%
Growth 2020-2024	6.77%	6.33%	2.88%
Median Age	33.90	34.80	35.40
Average Age	34.90	36.60	37.10
2024 Population by Race:			
White	18,816	74,176	139,215
Black	3,365	9,681	15,531
Am. Indian & Alaskan	307	1,103	2,015
Asian	699	3,342	5,619
Hawaiian & Pacific Island	15	43	69
Other	6,421	23,094	41,909
Hispanic Origin	7,156	25,220	44,928
U.S. Armed Forces:	34	68	79
Households:			
2029 Projection	14,877	61,824	109,682
2024 Estimate	14,482	60,265	107,581
2010 Census	13,456	56,459	104,385
Growth 2024-2029	2.73%	2.59%	1.95%
Growth 2020-2024	7.62%	6.74%	3.06%
Owner Occupied	3,752	16,274	35,496
Renter Occupied	10,730	43,991	72,085
2024 Avg Household Income	\$107,002	\$111,731	\$113,335
2024 Med Household Income	\$86,436	\$84,690	\$85,216

Radius	1 Mile	2 Mile	3 Mile
2024 Households by Household Inc:			
<\$25,000	2,806	11,070	18,102
\$25,000 - \$50,000	1,525	7,872	14,319
\$50,000 - \$75,000	2,115	8,448	16,411
\$75,000 - \$100,000	1,739	7,075	12,134
\$100,000 - \$125,000	1,185	4,760	9,100
\$125,000 - \$150,000	1,741	6,139	10,000
\$150,000 - \$200,000	1,811	6,247	11,751
\$200,000+	1,561	8,654	15,764
2024 Population by Education:			
Some High School, No Diploma	1,798	6,555	11,387
High School Grad (Incl Equivalency)	3,033	10,691	18,768
Some College, No Degree	5,163	16,437	29,936
Associate Degree	2,159	8,163	13,596
Bachelor Degree	9,112	36,041	63,792
Advanced Degree	3,728	18,708	36,989
2024 Population by Occupation			
Real Estate & Finance	1,819	6,957	12,767
Professional & Management	16,613	64,366	114,398
Public Administration	466	2,237	4,650
Education & Health	3,160	14,378	27,781
Services	3,182	9,823	16,970
Information	754	2,592	4,773
Sales	2,785	12,413	22,858
Transportation	1,104	4,985	8,419
Retail	1,237	5,426	9,695
Wholesale	443	1,739	3,405
Manufacturing	965	4,122	7,316
Production	1,525	4,863	7,779
Construction	754	2,879	5,815
Utilities	1,187	2,965	5,069
Agriculture & Mining	66	659	1,322
Farming, Fishing, Forestry	65	209	358
Other Services	928	3,363	6,594



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