

# OFFICE/RETAIL PROPERTY FOR SALE



## 1917 MARKET STREET

Denver, CO 80202

Sales Price | \$2,800,000

Building Size | 6,250 SF

Zoning | D-LD



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## OFFERING SUMMARY

Presenting 1917 Market Street, Denver, CO, an exceptional owner/user opportunity in the heart of Denver. This 6,250 SF building, offers a unique chance for an owner/user to establish a prominent presence in a historic Denver location. Originally built in 1929 with a recent interior renovation, the property exudes historic charm while providing modern functionality.

Zoned D-LD, it offers flexibility for a variety of owner/user ventures. With its rich history and strategic location, 1917 Market St is the ideal property for an owner/user seeking to make their mark in Denver's dynamic business landscape.

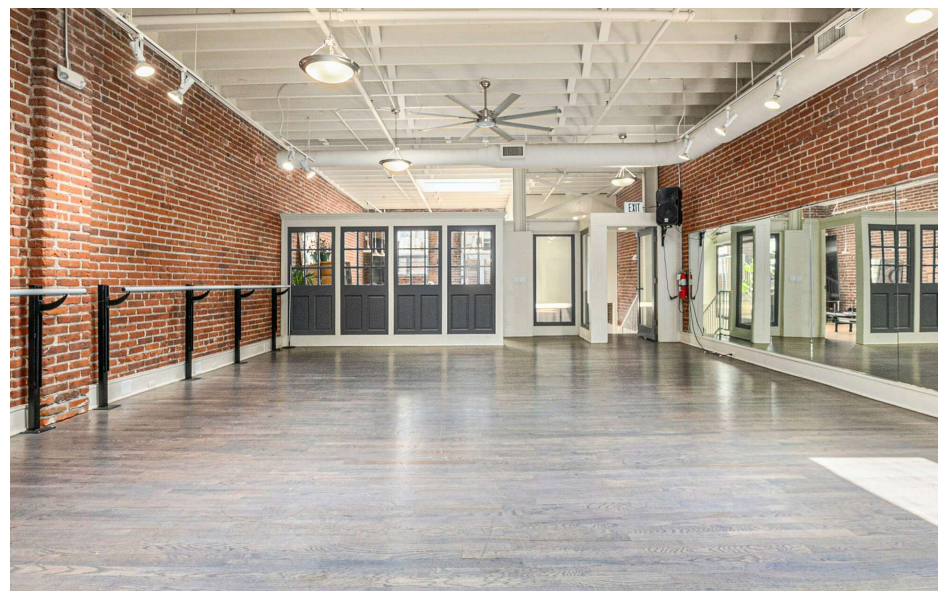
## LOCATION DESCRIPTION

1917 Market Street is located in Denver's historic Lower Downtown (LoDo) district, a vibrant area known for its mix of historic architecture, modern developments, and bustling nightlife. Situated just a few blocks from Coors Field, home of the Colorado Rockies, the location offers easy access to restaurants, bars, shops, and entertainment venues.

The area is well-connected by public transportation, including nearby RTD bus stops and Union Station, making it a convenient hub for both locals and visitors. The building is surrounded by a mix of commercial and residential properties, reflecting LoDo's dynamic and lively atmosphere.

## PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the heart of LoDo, the property benefits from a vibrant neighborhood known for its historic charm, modern developments, and bustling nightlife. Its proximity to Coors Field and Union Station enhances accessibility and appeal.
- **Historic Character with Modern Renovations:** Built in 1929 and recently renovated, the building offers a blend of historic architecture and modern functionality, catering to businesses seeking a unique and inspiring workspace.
- **Flexible Zoning:** Zoned D-LD, the property allows for various commercial uses, providing flexibility for different business ventures.
- **Lower Vacancy Rates:** As of Q2 2025 (QTD), LoDo is experiencing lower office vacancy rates (20.3%) than neighboring submarkets such as the Central Business District (31.2%) and Platte River/RiNo (30.6%). With users looking to downsize their footprints in today's market, LoDo is positioned to further decrease vacancy compared to the rest of Downtown Denver. (CoStar)



Sales Price	\$2,800,000
Lot Size	3,131 SF
Building Size	6,250 SF
Year Built	1929   1957
Taxes (2024)	\$16,424.12
Floors	2
Construction	Masonry
Building Height	18'
Zoning	D-LD (Downtown-Lower Downtown)

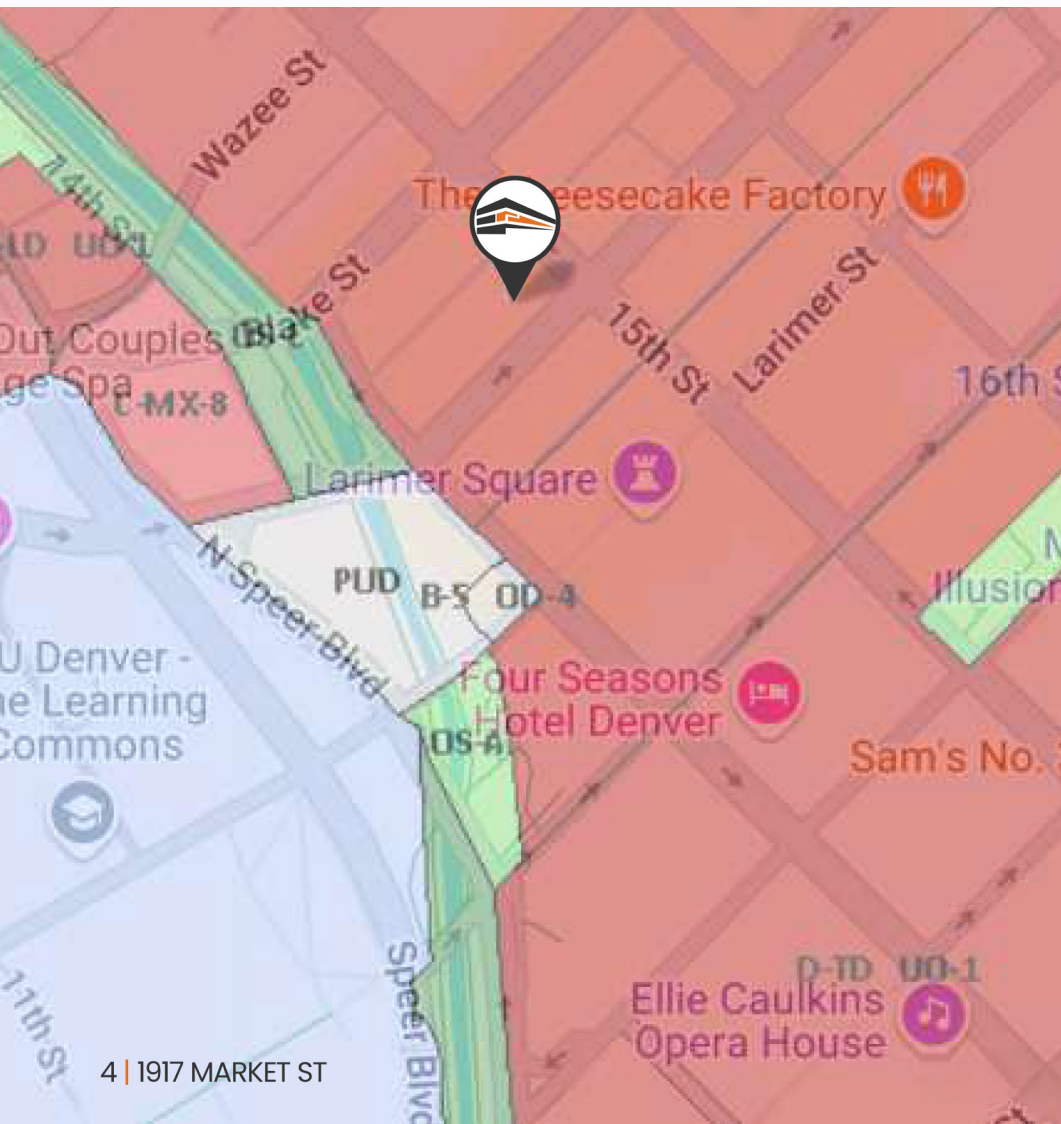




## ZONING MAP

D-LD ZONING

[Click Here Denver Use Code](#)

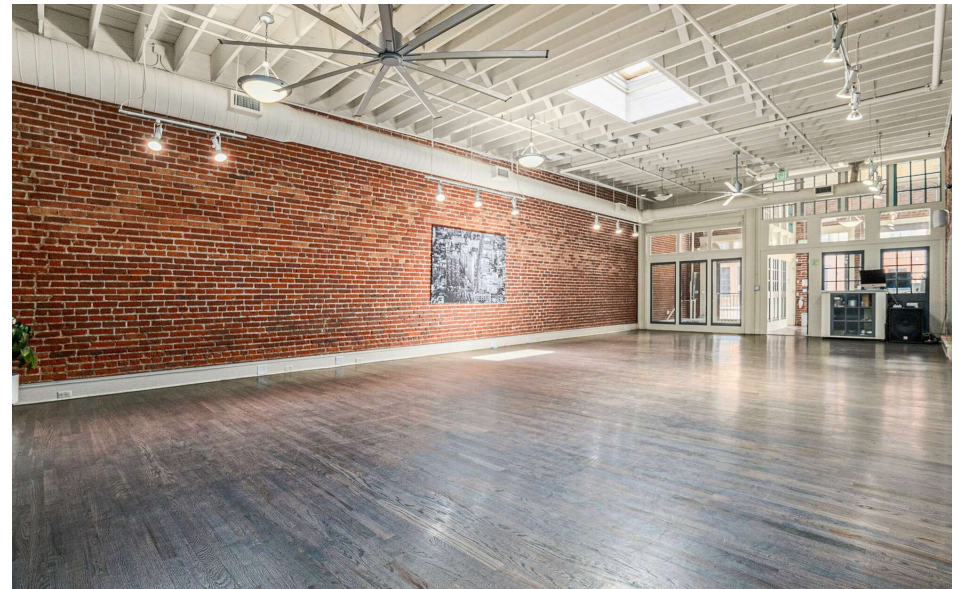
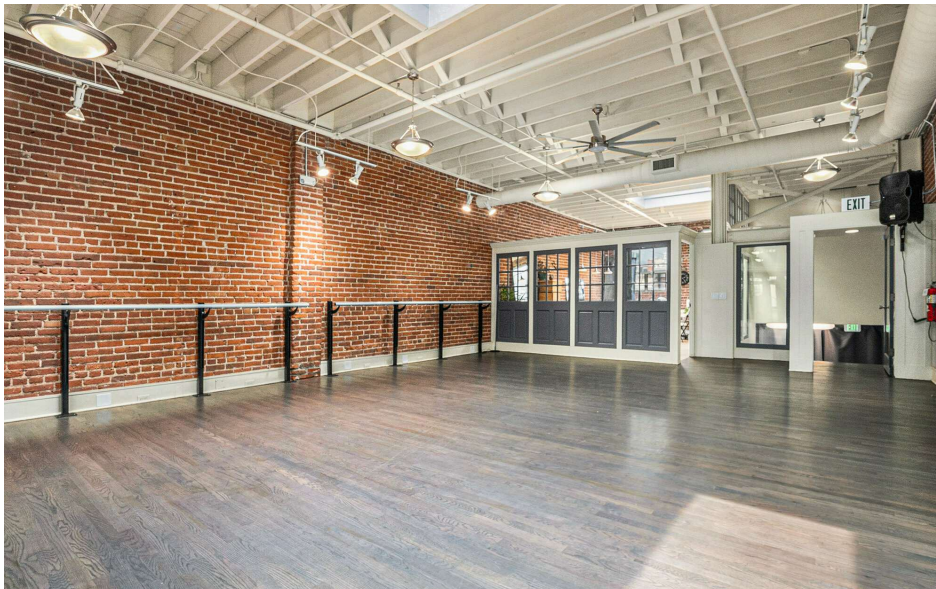
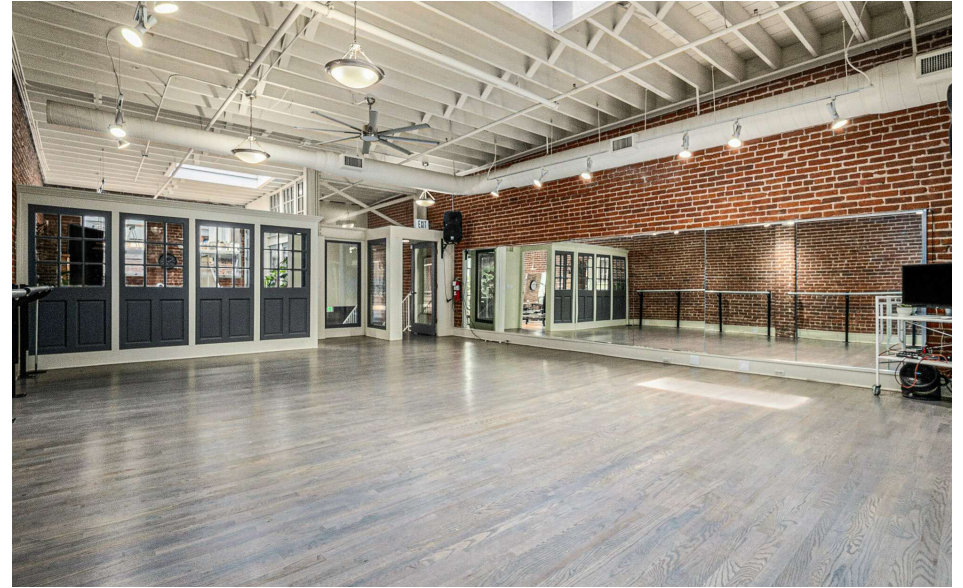


## LoDo HISTORIC DISTRICT

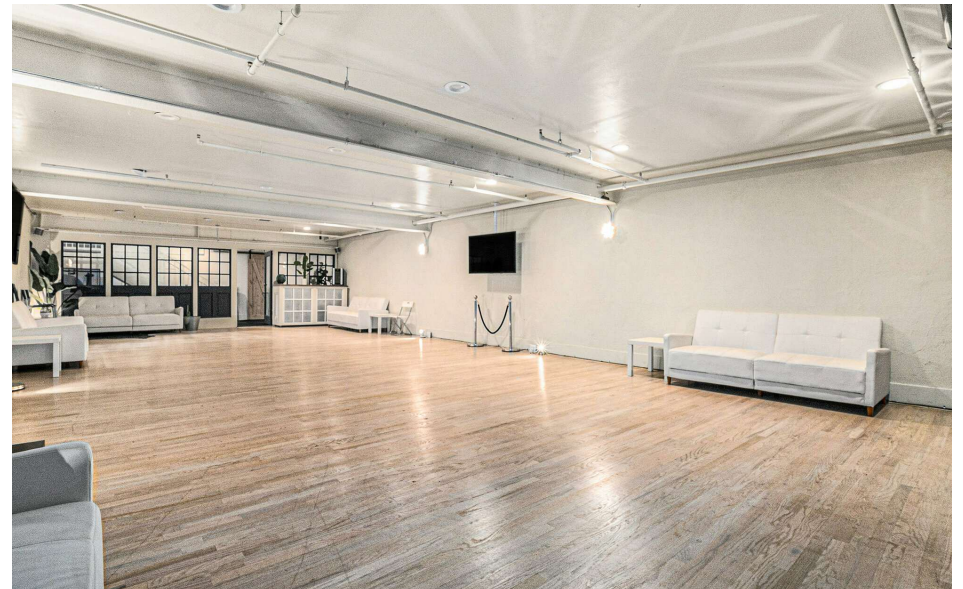
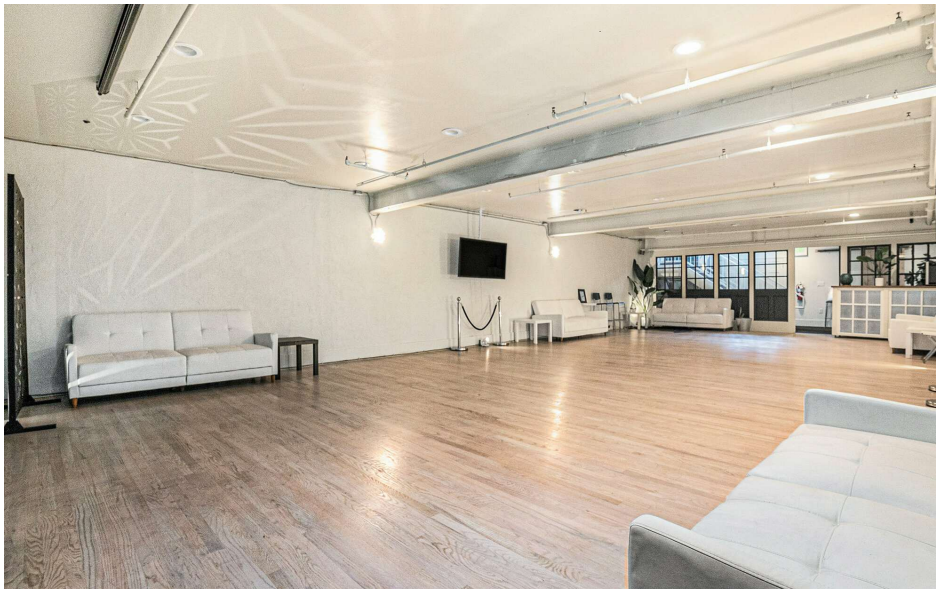
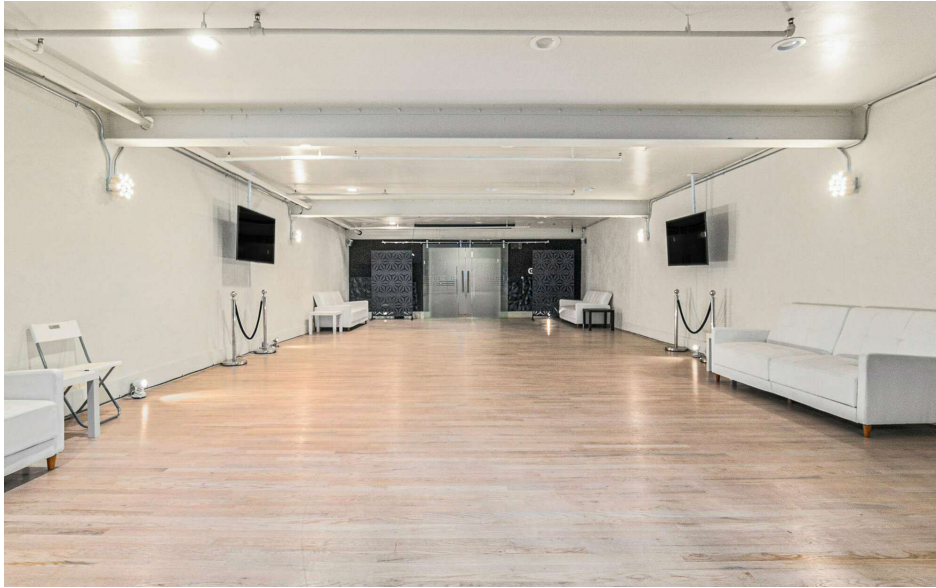
1917 Market Street is situated within the LoDo Historic District, a designated historic area recognized for its collection of late 19th and early 20th-century commercial buildings. This district is listed on the National Register of Historic Places and is subject to specific preservation guidelines aimed at maintaining its historic character.







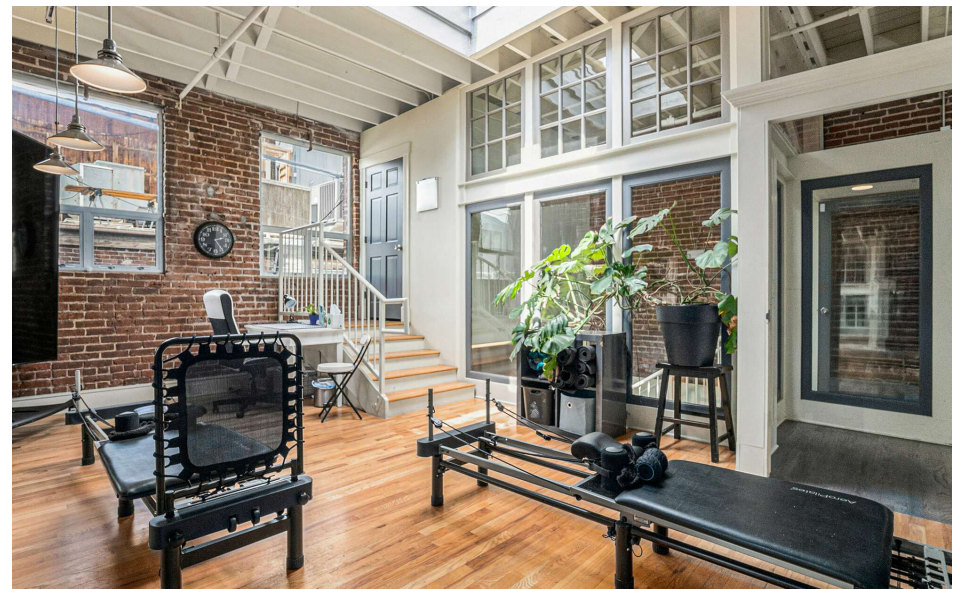
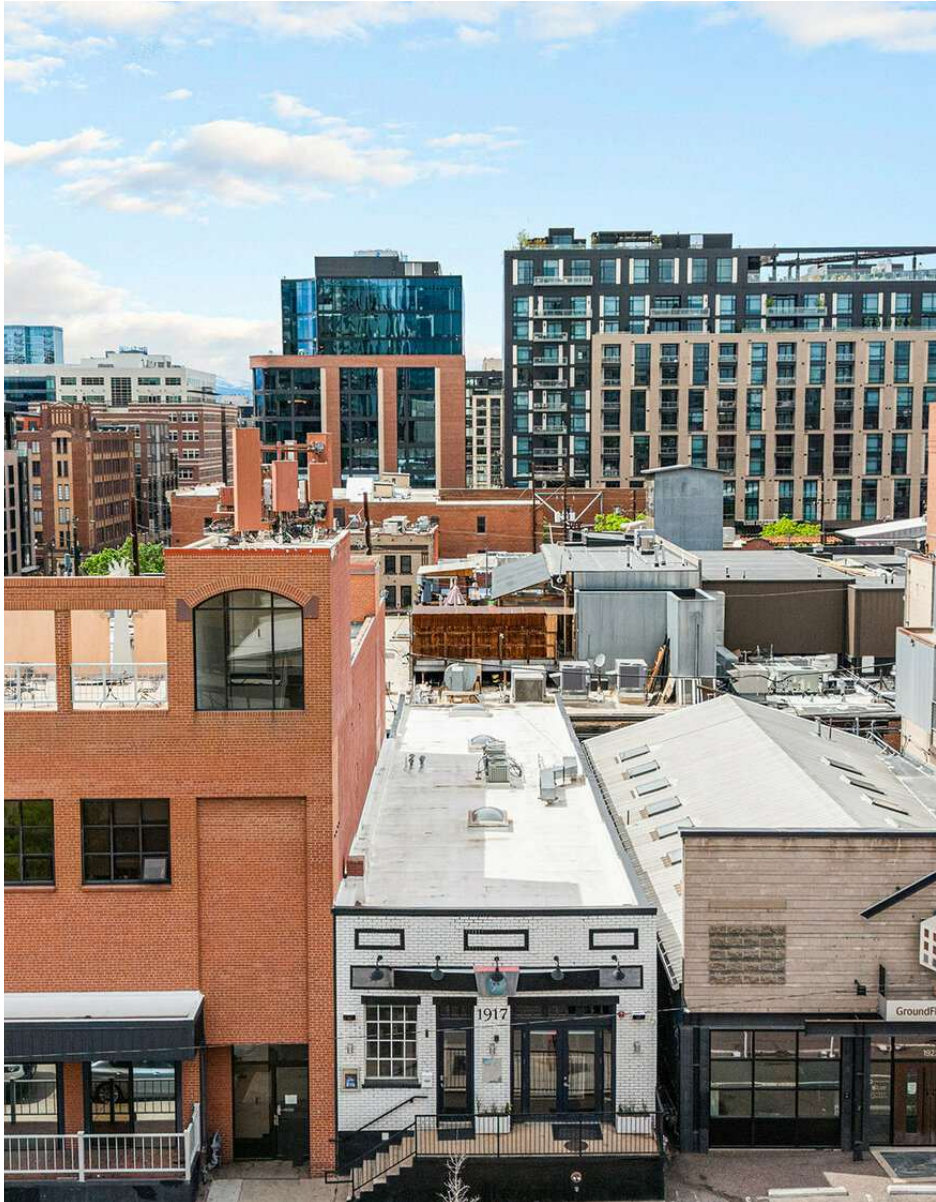




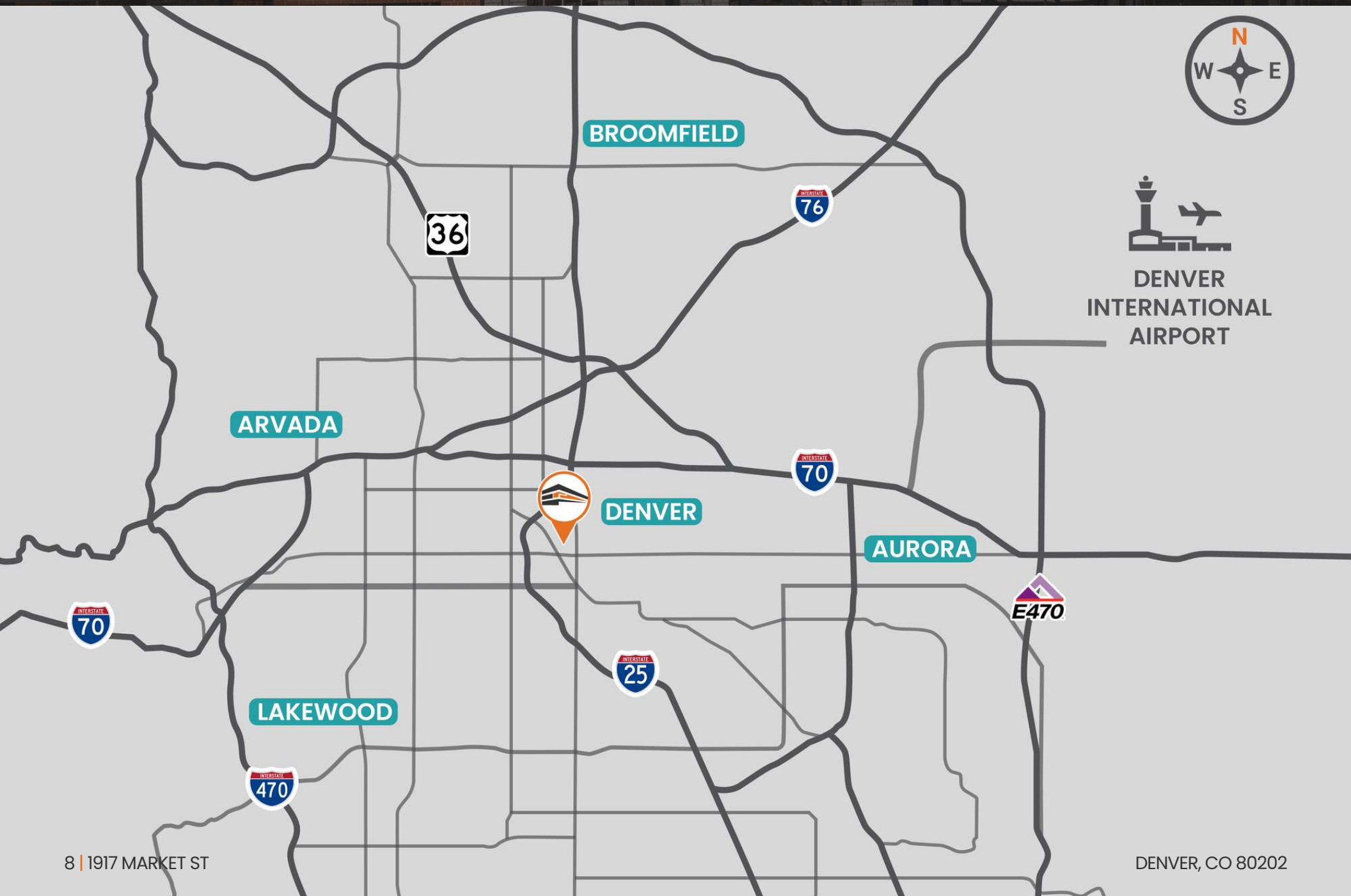


















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