

ICONIC ARAPAHOE SQUARE BUILDING FOR SALE

SALE PRICE: \$2,500,000



**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.

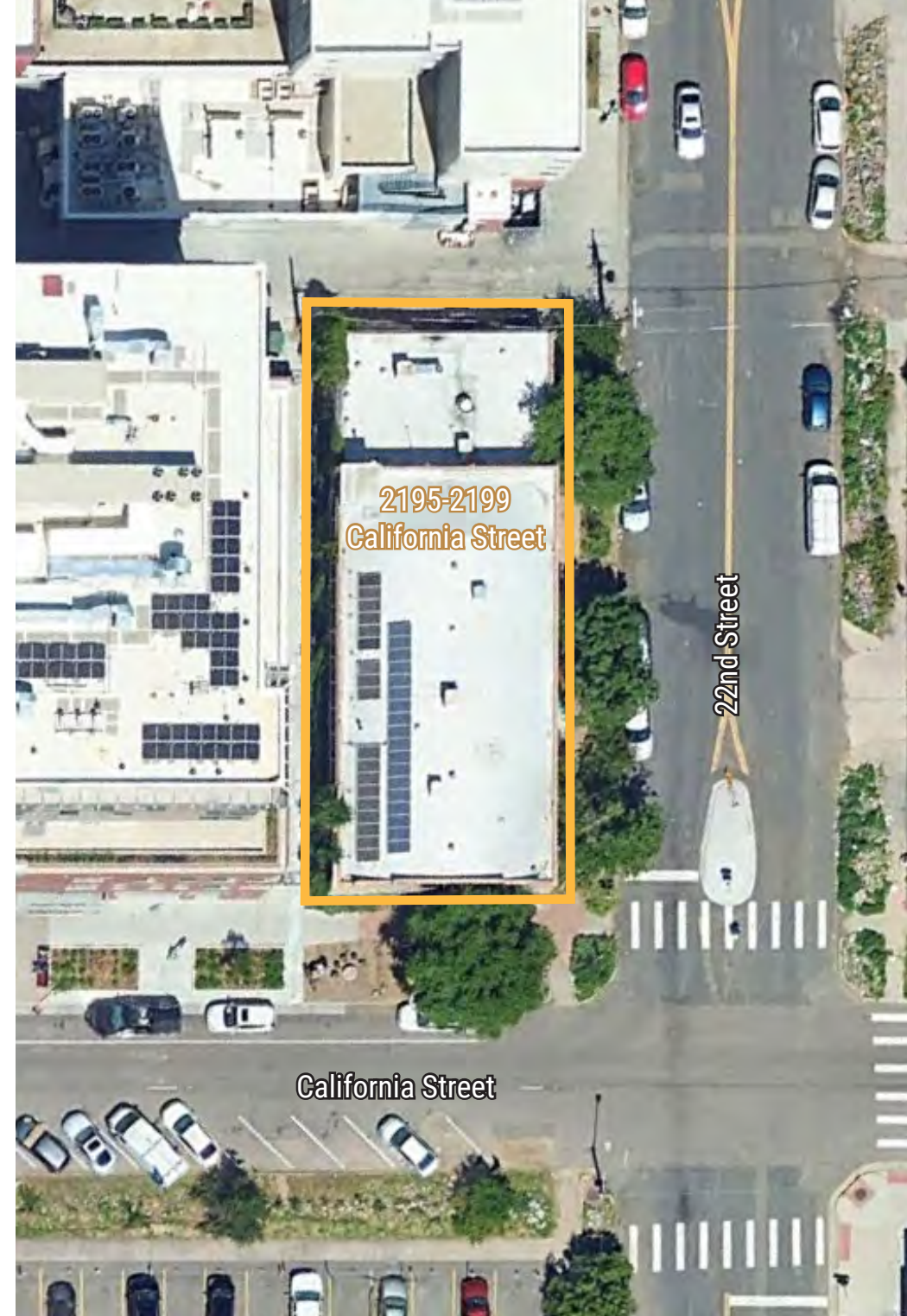
The property sits on the corner of California and 22nd Streets in the center of Denver's Arapahoe Square, deemed "Downtown Denver's Next Great Neighborhood" by the Downtown Denver Partnership. There is immediate access to several arterial streets such as Broadway, Park Avenue, and 20th Street which connects 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

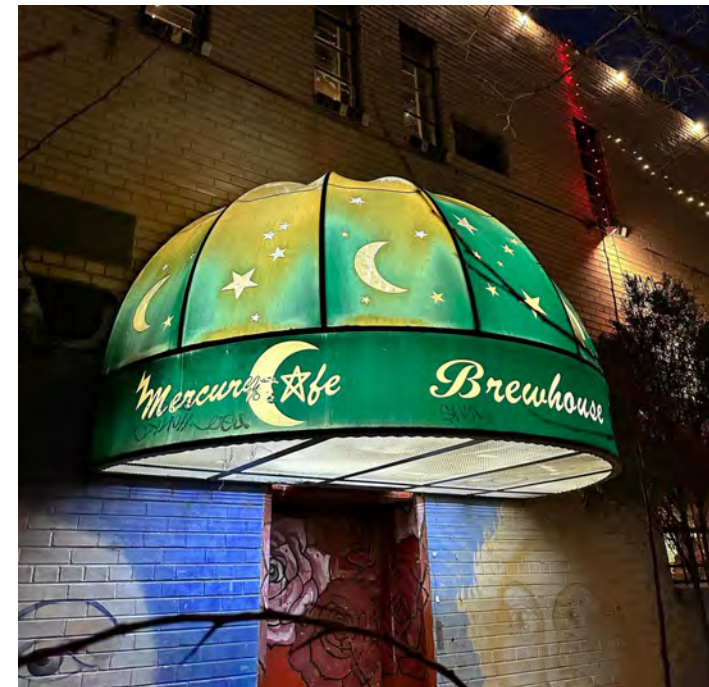
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BUILDING SF	9,870 SF
LAND AREA	6,276 SF (0.14 Acres)
YEAR BUILT	1949
ZONING	D-AS-12+
TAXES	\$45,078.62(2025)



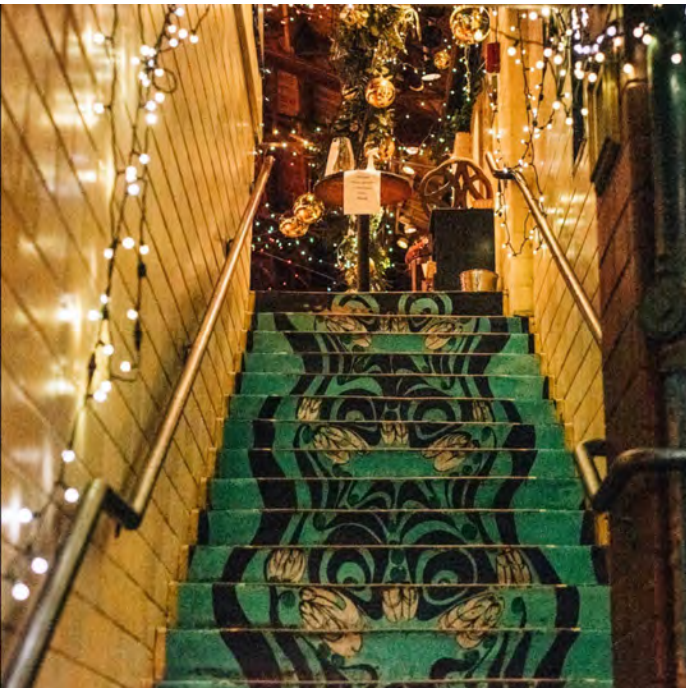


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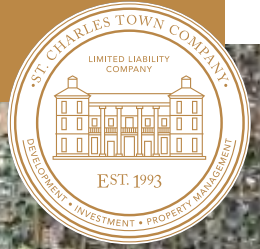


DEMOGRAPHICS

	1 Mile		3 Mile		5 Mile	
2024 Population	50,846		232,507		470,884	
2029 Population Projection	52,411		237,127		477,370	
2024 Households	30,429		123,709		223,617	
Avg Household Size	1.5		1.8		2	
Median Age	34.8		35.6		36.3	
Avg Household Income	\$111,813		\$114,952		\$113,194	
Median Household Income	\$86,716		\$86,891		\$84,488	
Total Specified Consumer Spending (\$)	\$909.6M		\$4.0B		\$7.5B	
	1 Mile		3 Mile		5 Mile	
	Employees	Businesses	Employees	Businesses	Employees	Businesses
Service-Producing Industries	115,562	9,501	230,574	23,512	341,971	36,871
Trade Transportation & Utilities	5,003	664	23,598	2,428	47,771	4,655
Information	6,351	336	11,192	625	15,180	861
Financial Activities	13,040	1,419	24,109	3,028	32,762	4,652
Professional & Business Services	30,041	2,466	49,979	4,821	66,725	6,969
Education & Health Services	16,612	2,617	47,225	7,776	73,326	12,189
Leisure & Hospitality	16,813	807	35,363	2,041	49,081	3,070
Other Services	4,951	841	13,422	2,337	24,856	3,899
Public Administration	22,751	351	25,686	456	32,270	576
Goods-Producing Industries	9,068	523	22,229	1,574	40,347	3,107
Natural Resources & Mining	55	18	242	76	902	151
Construction	3890	335	9,701	967	19,319	1,899
Manufacturing	5,123	170	12,286	531	20,126	1,057
Total	124,630	10,024	252,803	25,086	382,318	39,978



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