

1544

N PEARL ST

DENVER, CO 80203

LEASE RATE

\$8,000/MO



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com



400 S. Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888

1544 Pearl Street, Denver, CO 80203

Team Contacts

Marc S. Lippitt

Principal

303.321.5888

mlippitt@uniqueprop.com

Justin Herman

Vice President

720.881.6343

jherman@uniqueprop.com



Unique Properties, Inc

400 South Broadway | Denver, CO 80209

www.uniqueprop.com

Confidentiality & Conditions

All materials and information received or derived from Unique Properties, Inc its directors, officers, agent's, advisors, affiliates and / or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties, Inc its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties, Inc will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties, Inc makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties, Inc does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ

from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY HIGHLIGHTS

Lease Rate:	\$8,000/mo + Utilities
PSF:	\$9.45 + Utilities
Building SF:	10,157 SF
Lot Size	7,810 SF
Year Built	1935
County:	Denver
Zoning:	C-MX-8

PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present to a qualified lessee, the opportunity to lease 1544 Pearl Street. This property is 10,157 and was constructed in 1935. The property has ADA ramp in the rear, where users can find 6 off street parking spaces. The permissive C-MX-8 zoning allows for a multitude of different uses for the next user.

- Property is located in Uptown neighborhood.
- Low Lease Rate
- Plethora of shopping, dining, and entertainment options nearby.
- Close proximity to downtown Denver.
- Off Street parking | 6 spaces
- ADA accessibility in the rear.
- Roof was replaced in 2019 | Kitchen remodeled in 2025



16TH AVENUE

PEARL STREET

SITE

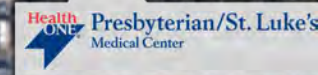


DOWNTOWN
DENVER

BROADWAY



PARK AVENUE
SITE



COLFAX AVENUE



MOREY
MIDDLE SCHOOL



13TH AVENUE



CHEESMAN
PARK



CONGRESS
PARK

8TH AVENUE



CLARKSON STREET



SPEER BLVD

6TH AVENUE

WEST
HIGH
SCHOOL



GOLDEN
TRIANGLE

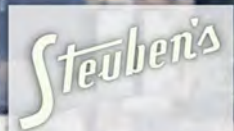
18TH AVENUE

DOWNING STREET

Saint Joseph Hospital

Health ONE Presbyterian/St. Luke's Medical Center

PARK AVENUE



17TH AVENUE



CLARKSON STREET



LOGAN STREET

PEARL STREET

16TH AVENUE

SITE



COLFAX AVENUE

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2029 Projection	52,524	150,977	242,658
2024 Estimate	51,635	148,002	237,852
2010 Census	50,595	142,792	229,340
Growth 2024-2029	1.72%	2.01%	2.02%
Growth 2020-2024	2.06%	3.65%	3.71%
Median Age	35.50	35.60	36.00
Average Age	37.60	37.60	37.90
2024 Population by Race:			
White	38,293	108,491	169,853
Black	3,974	10,249	16,217
Am. Indian & Alaskan	352	1,081	1,983
Asian	1,448	4,591	6,929
Hawaiian & Pacific Island	18	59	83
Other	7,551	23,531	42,787
Hispanic Origin	7,252	23,233	43,836
U.S. Armed Forces:			
Households:	16	101	162
2029 Projection	32,877	87,011	130,176
2024 Estimate	32,343	85,263	127,559
2010 Census	31,870	82,229	123,040
Growth 2024-2029	1.65%	2.05%	2.05%
Growth 2020-2024	1.48%	3.69%	3.67%
Owner Occupied	7,230	23,738	43,308
Renter Occupied	25,113	61,526	84,251
2024 Avg Household Income	\$98,704	\$111,109	\$117,347
2024 Med Household Income	\$72,615	\$83,344	\$88,393

Radius	1 Mile	2 Mile	3 Mile
2024 Households by Household Inc:			
<\$25,000	6,069	14,609	20,575
\$25,000 - \$50,000	5,341	11,372	16,333
\$50,000 - \$75,000	5,257	13,303	19,209
\$75,000 - \$100,000	3,714	10,032	14,304
\$100,000 - \$125,000	2,578	7,130	10,920
\$125,000 - \$150,000	2,701	7,809	11,888
\$150,000 - \$200,000	3,494	9,166	13,787
\$200,000+	3,190	11,844	20,544
2024 Population by Education:			
Some High School, No Diploma	1,302	5,116	10,474
High School Grad (Incl Equivalency)	4,768	11,742	19,116
Some College, No Degree	8,426	22,321	33,231
Associate Degree	3,893	10,481	15,352
Bachelor Degree	17,979	51,042	77,170
Advanced Degree	10,497	30,006	48,184
2024 Population by Occupation			
Real Estate & Finance	3,232	9,544	15,574
Professional & Management	31,528	89,373	136,080
Public Administration	1,246	3,816	5,481
Education & Health	7,671	21,328	32,624
Services	4,489	12,129	18,954
Information	1,355	3,669	5,635
Sales	5,904	16,248	26,012
Transportation	2,652	6,646	9,892
Retail	2,723	6,964	10,809
Wholesale	1,082	2,254	3,905
Manufacturing	1,834	5,312	8,206
Production	1,876	4,915	7,695
Construction	1,054	3,529	5,670
Utilities	1,286	3,799	5,704
Agriculture & Mining	219	901	1,535
Farming, Fishing, Forestry	70	242	349
Other Services	2,100	4,720	7,810



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com