

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

 **UNIQUE**
PROPERTIES
400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

TCN
COMMERCIAL
REAL ESTATE SERVICES

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

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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

N

DOWNTOWN
DENVER

BROADWAY



PARK AVENUE
SITE

Health ONE Presbyterian/St. Luke's Medical Center

EAST
HIGH
SCHOOL

GOLDEN
TRIANGLE

WEST
HIGH
SCHOOL

SPEER BLVD

6TH AVENUE



COLFAX AVENUE

Argonaut
WINE & LIQUOR
HAS IT!

THE
OGDEN
THEATRE



MOREY
MIDDLE SCHOOL



KING
Soopers

TRADER JOE'S

Angelo's
TAVERNA

CLARKSON STREET

SAFEWAY



CHEESMAN
PARK

13TH AVENUE

DENVER BOTANIC
GARDENS

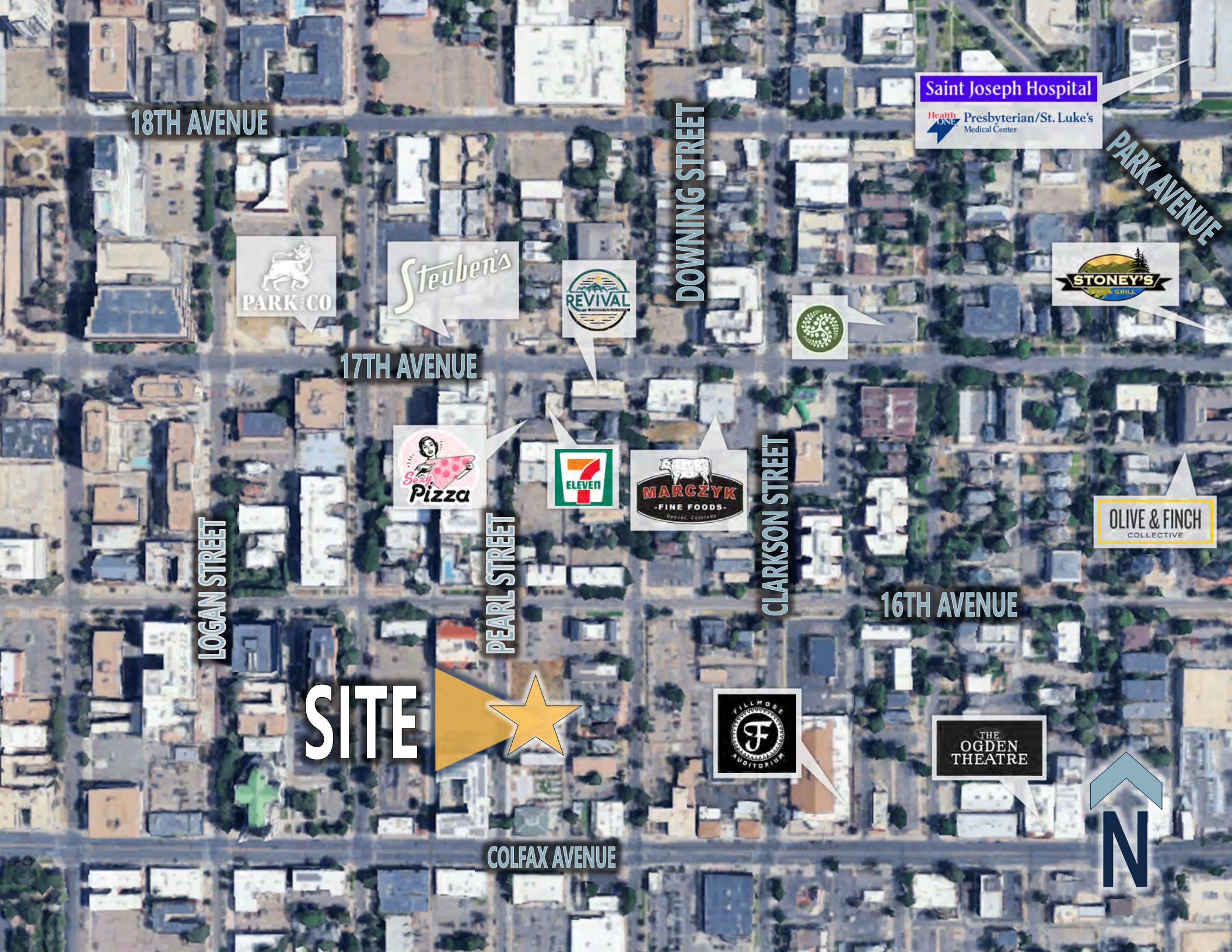


CONGRESS
PARK

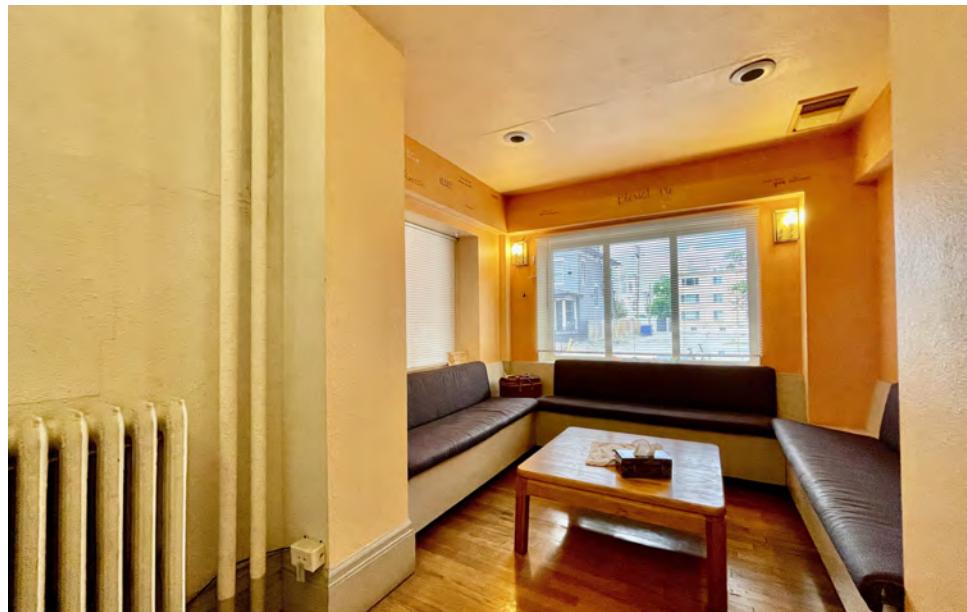
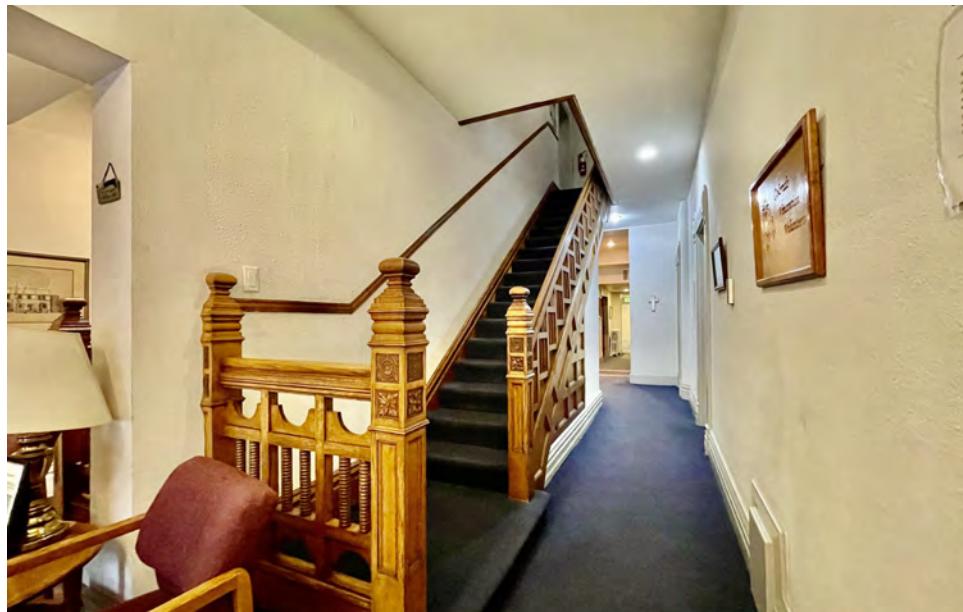
8TH AVENUE



N



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:	16	101	162
Households:			
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			
\$25,000 - \$50,000	6,069	14,609	20,575
\$50,000 - \$75,000	5,341	11,372	16,333
\$75,000 - \$100,000	5,257	13,303	19,209
\$100,000 - \$125,000	3,714	10,032	14,304
\$125,000 - \$150,000	2,578	7,130	10,920
\$150,000 - \$200,000	2,701	7,809	11,888
\$200,000+	3,494	9,166	13,787
	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



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