

2100 Curtis St.

Denver, CO 80205

FOR SALE: \$1,350,000



MIXED-USE INVESTMENT OPPORTUNITY | BALLPARK DISTRICT

2100 Curtis Street presents a rare opportunity to acquire a value-add mixed-use asset in the heart of Denver's Ballpark District. The property features fully leased ground floor retail, anchored by a recently executed long-term restaurant lease, providing immediate in-place income. Additional upside exists through mark-to-market opportunities in the smaller retail suites and the lease-up of the vacant, unfinished second-story space, offering a clear path to increased cash flow.

Positioned on a high-visibility corner with strong foot traffic, the property benefits from excellent access to Coors Field, Union Station, and the surrounding LoDo and RiNo neighborhoods. Supported by strong demographics and continued growth in the immediate area, 2100 Curtis Street offers investors the ability to capitalize on both near-term value creation and long-term redevelopment potential under favorable high-density zoning.

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Property Facts

Building Size:	7,816 SF
Lot Size:	6,288 SF
Occupancy:	~70%
Tenants:	3*
Zoning:	D-AS-20+
Property Taxes:	\$26,110.72
Year Built:	1886

* Contact broker for rent roll
and additional financial information

Sale Price

\$1,350,000

Price/SF Bldg

\$172.72

Price/SF Land

\$214.69



Investment Highlights

- **Value-Add Mixed-Use Investment Opportunity** –

Well-located Ballpark District asset combining stabilized in-place income with clear near-term upside through lease-up and mark-to-market opportunities

- **Fully Leased Ground Floor Retail** – Stabilized income anchored by a recently executed long-term lease on the restaurant space, complemented by two additional retail tenants

- **Compelling Value-Add Opportunity** – Mark-to-market upside through below-market rents in the two smaller retail units, plus lease-up and repositioning potential of the vacant, unfinished second-story office space

- **High-Exposure Corner with Strong Foot Traffic** – Excellent visibility and signage potential, surrounded by a dense mix of residential, office, and entertainment uses driving consistent consumer activity

- **Unmatched Location & Accessibility** – Steps from Coors Field, Union Station, and multiple transit options, positioned within a walkable, amenity-rich urban core that supports long-term tenant demand

- **Long-Term Redevelopment Potential** – Favorable high-density zoning (D-AS-20+) supports a covered land play with future vertical redevelopment potential

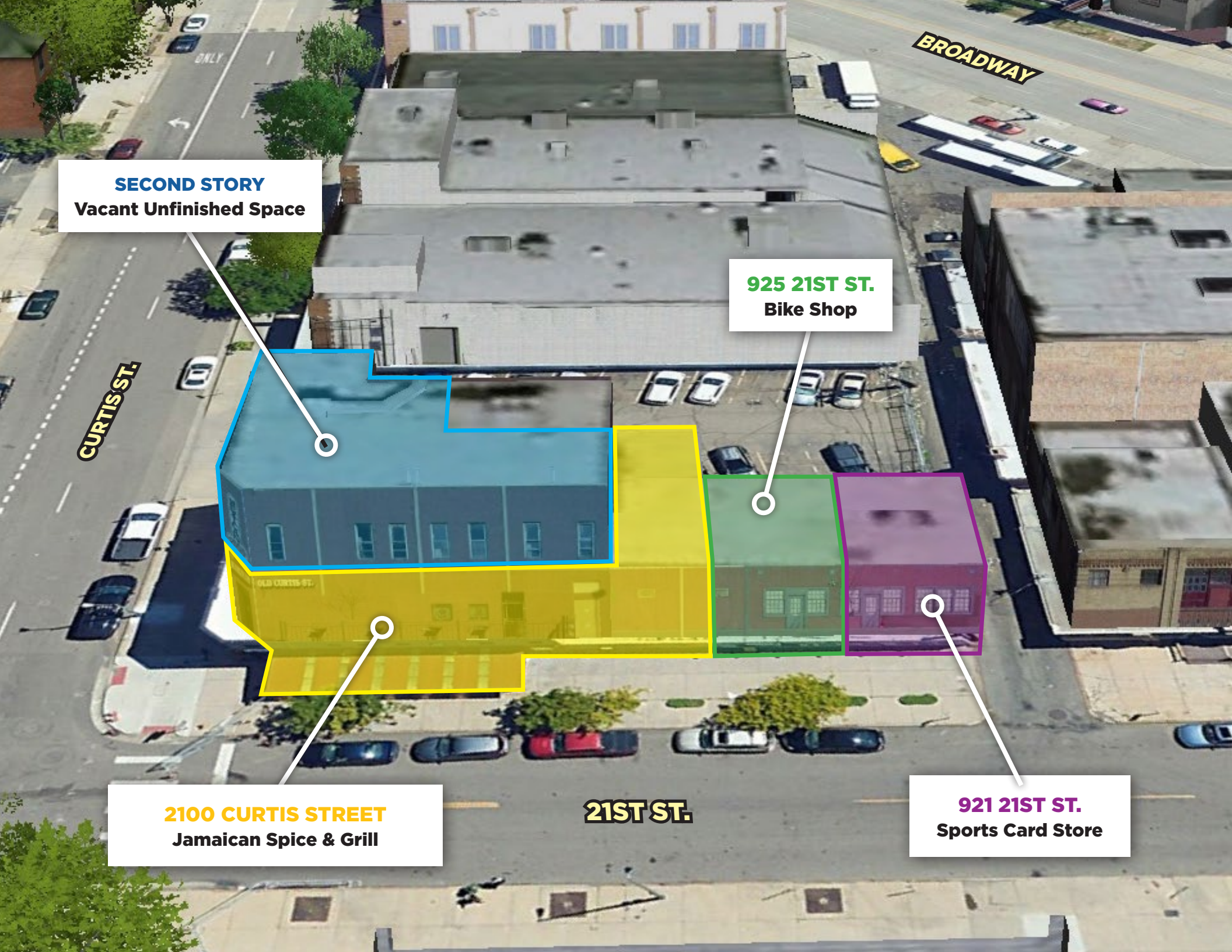
SECOND STORY
Vacant Unfinished Space

925 21ST ST.
Bike Shop

2100 CURTIS STREET
Jamaican Spice & Grill

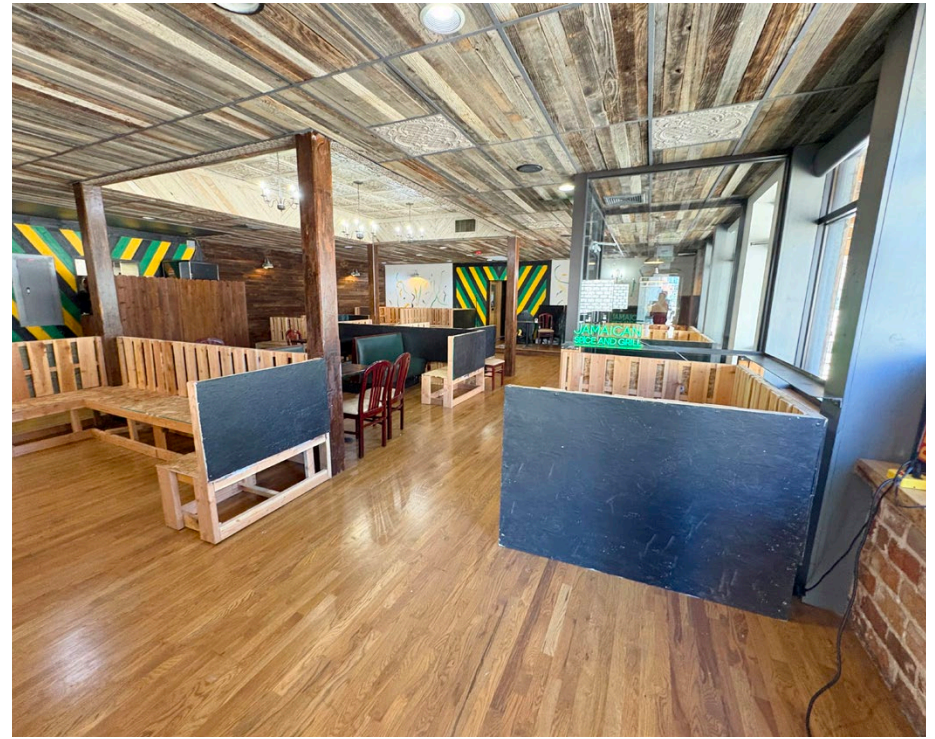
21ST ST.

921 21ST ST.
Sports Card Store

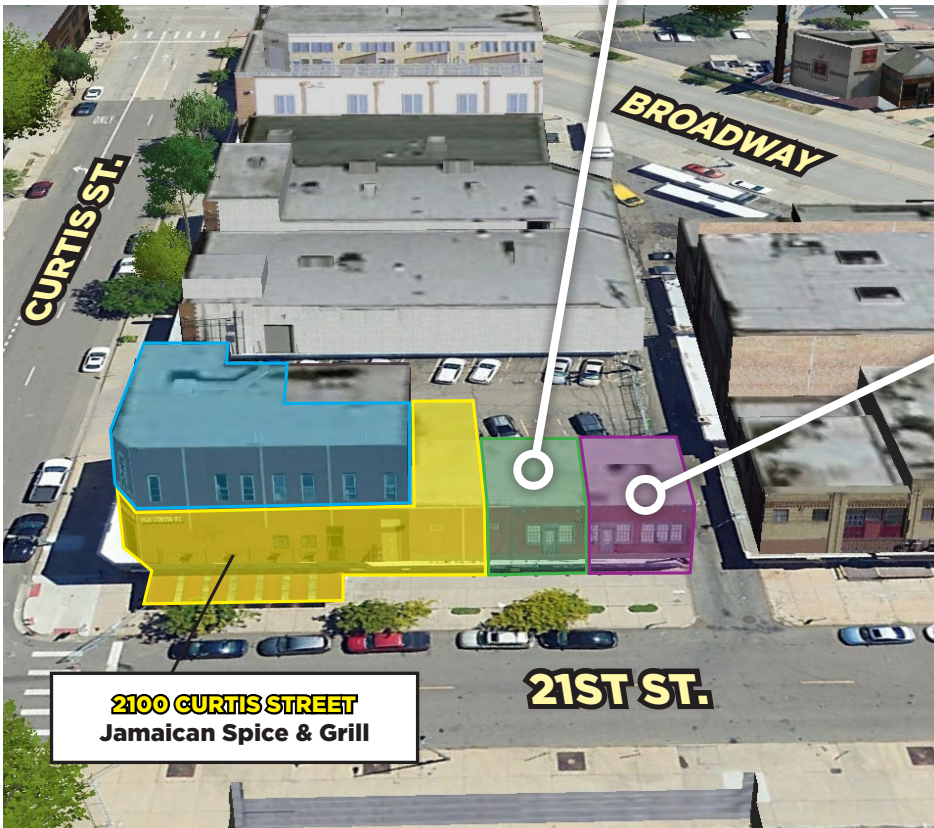


2100 Curtis Street

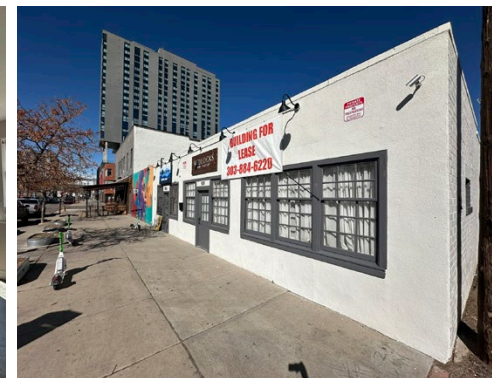
Jamaican Spice & Grill | Leased through May 31, 2030



925 21st Street Bike Shop Denver | Month to month tenant



921 21st Street Sports Card Store | Leased through May 31, 2028



Aerial



Within 10 Min Walk of Property

• Total SF	17,606,055 SF	• Retail SF	709,001
• Hotel Keys	946	• Apt. Units	5,954
• Office SF	6,277,225 SF	• Buildings built/reno since 2010	34



HIGHLANDS



20th St.

Park Ave W.

RIVER NORTH
ART DISTRICT

COORS
FIELD

BALLPARK
DISTRICT

UNION
STATION

LODO

PROPERTY

BALL
ARENA

CENTRAL
BUSINESS
DISTRICT

N. Broadway

UPTOWN

97

WALKER'S
PARADISE

83

EXCELLENT
TRANSIT

Speer Blvd.

DENVER
CONVENTION
CENTER

Colfax Ave.

CAPITOL

Neighborhood



Ballpark Neighborhood

- **Prime Downtown Location:** Situated just north of downtown Denver, the Ballpark neighborhood offers immediate access to the city's core business district and entertainment hubs.
- **Home to Coors Field:** The neighborhood is anchored by one of MLB's most iconic stadiums, bringing year-round energy, foot traffic, and visibility.
- **Vibrant Entertainment Scene:** Packed with bars, breweries, and restaurants, especially along Blake Street, making it a go-to destination for nightlife and social activity.
- **Walkability & Connectivity:** Highly walkable with easy access to public transit, including light rail and Union Station, plus proximity to major thoroughfares like I-25 and I-70.
- **Strong Residential Demand:** A mix of modern apartments, loft conversions, and new developments attracts young professionals seeking an urban lifestyle.
- **Proximity to LoDo & RiNo Art District:** Adjacent to two of Denver's most popular districts, offering expanded dining, art, and cultural amenities.
- **Economic Growth & Development:** Continued investment and redevelopment have transformed the area into a high-demand live-work-play environment.
- **Tourism & Event Traffic:** Regular influx of visitors for baseball games, concerts, and events supports strong retail and hospitality performance.
- **Historic Meets Modern:** Blend of preserved warehouse-style buildings with new construction creates a unique architectural character.
- **Lifestyle Appeal:** Ideal for residents who value proximity to entertainment, sports, and an active, urban atmosphere.

An aerial photograph of a city skyline, likely Denver, Colorado, featuring numerous skyscrapers and modern buildings. A white rectangular overlay is positioned in the center of the image, containing a table of demographic data. The table has a header row with the title 'Demographics' in red and three columns labeled '1 MILE', '3 MILES', and '5 MILES'. Below the header, there are six rows of data, each representing a different demographic metric. The background shows a mix of high-rise office buildings and lower-rise residential or commercial structures, with a clear blue sky and some clouds.

Demographics

1 MILE

3 MILES

5 MILES

Population

46,604

223,592

462,719

Households

30,669

126,785

227,556

Median HH Income

\$103,174

\$103,219

\$99,615

Average HH Income

\$128,275

\$132,564

\$130,825

Median Home Value

\$745,096

\$763,164

\$741,061

Daytime Employees

111,352

235,644

366,455



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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