

Uptown Retail for Sale



538 E 17th AVENUE
DENVER, CO 80203 | UPTOWN RETAIL FOR SALE

PATRICK HENRY
Principal
Pat@henrygroupe.com
303.625.7444

BOSTON WEIR
Principal
Boston@henrygroupe.com
303.327.9753

MONTANA RAE
Broker Associate
Montana@henrygroupe.com
970.618.6257

PROPERTY SUMMARY



INVESTMENT HIGHLIGHTS

- **Prime Location:** Achieving a Walker's Paradise score of 96 and Excellent Transit rating of 78, this property is ideal for individuals who prioritize walking and convenient transit options.
- **Modern Construction:** Boasting a newly constructed space featuring impressive ceiling heights, this property offers a contemporary environment suitable for various purposes.
- **Abundant Parking:** Catering to individuals who prefer driving, the property provides 50 reserved, on-site deeded parking spaces, ensuring ample parking availability for employees and visitors alike.
- **Flexible Customization:** At 100% vacant, the grey shell condition offers flexibility for owner customization, making it suitable for retail or office purposes, accommodating diverse business needs and preferences.

LOCATION DESCRIPTION

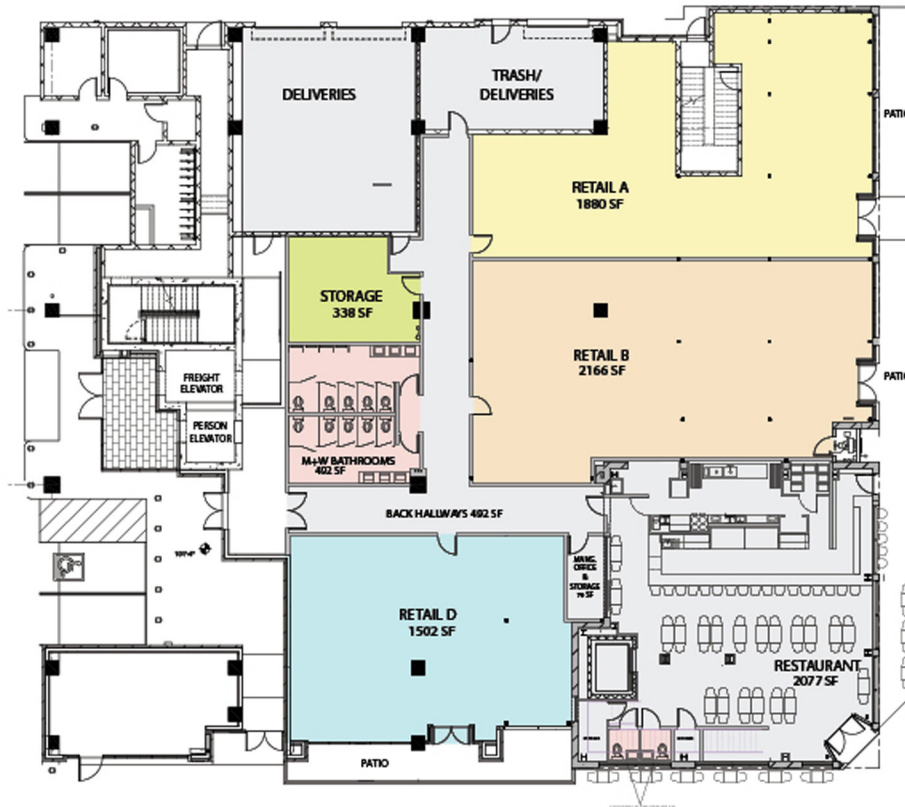
The Property is in the Uptown neighborhood along Restaurant Row. With modern high-rise apartments and restored Victorian Queen Anne homes, Uptown is eclectic and known for its architecture and quaint local restaurants, pubs and cafes. With ease of access, urban density, strong demographics and household income, this retail space is situated in a prime Denver location for upscale retail uses. The property is connected to the AMLI Uptown, a 316 unit apartment building completed in 2020.

PROPERTY DETAILS

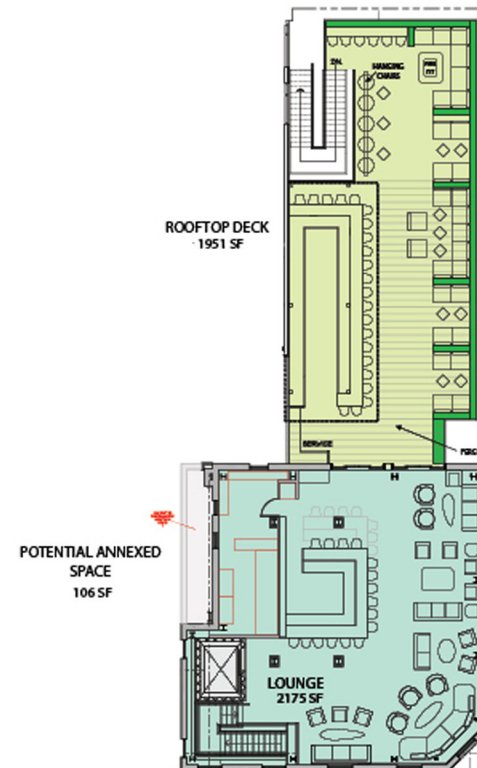
Address:	1665 Pearl Street, Denver, CO 80203
Price:	\$6,500,000
Building SF:	14,295 SF
Rooftop Patio:	2,019 SF
Submarket:	Uptown
Occupancy:	0%
Parking:	Fifty (50) Deeded Garage Spaces
Zoning:	PUD-G, DO-1
Building Type:	Retail/Office
Ceiling Height:	10' - 20'
Taxes:	\$76,432.96 (2023)

CONCEPT PLAN

FIRST FLOOR

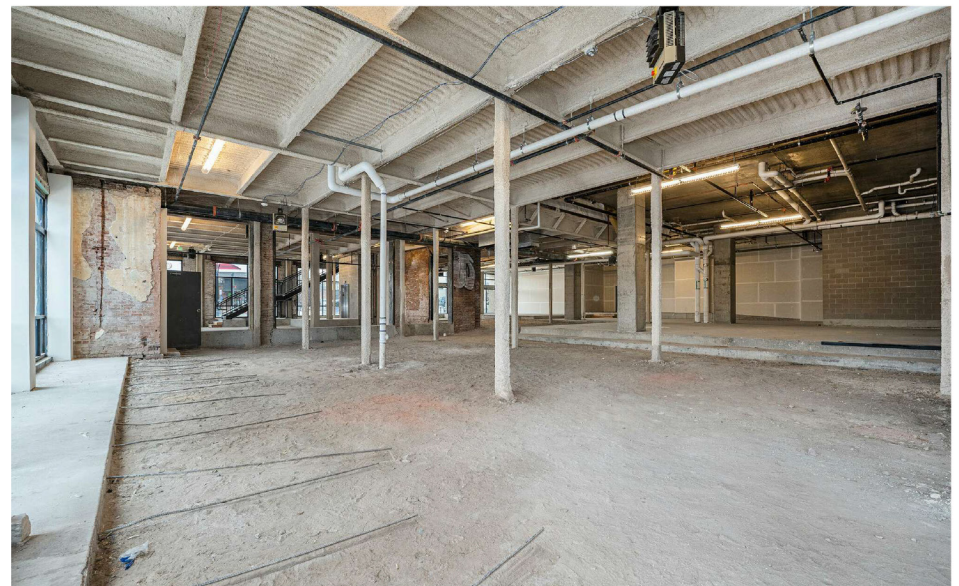
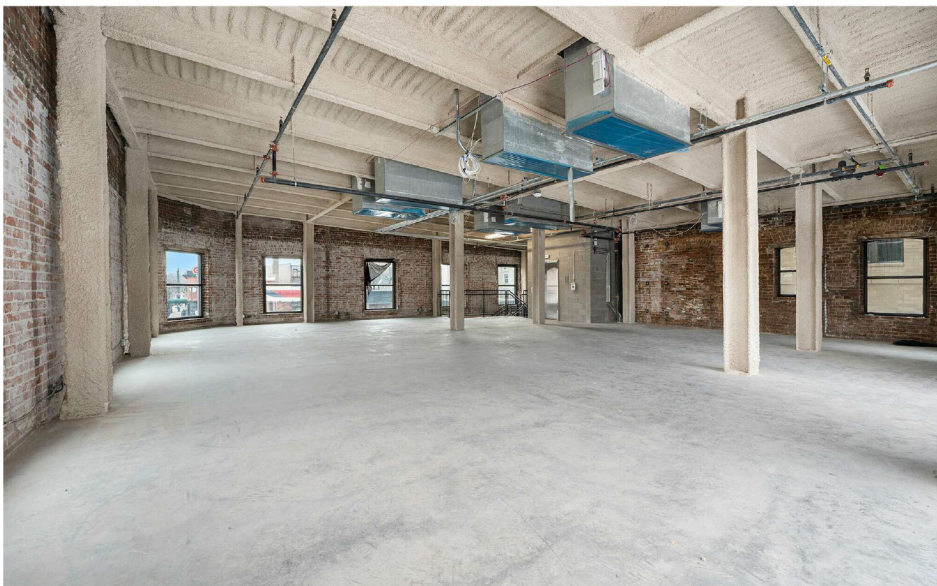


SECOND FLOOR



* Space is currently in gray shell condition

ADDITIONAL PHOTOS



RETAILER MAP



CENTRAL BUSINESS DISTRICT

NEARBY RESTAURANTS

  *Steuben's* *onefold*
 

INTERMOUNTAIN HEALTH SAINT JOSEPH HOSPITAL

 **AMLI AT UPTOWN**

 **MARCZYK**

COLORADO STATE CAPITAL

BROADWAY

PEARL ST

WASHINGTON ST

PARK AVE

E 17th AVE

COLFAX AVE

AML I UPTOWN – Multifamily Anchor



ABOUT AML I UPTOWN

AML I Uptown, the residential anchor for 1665 Pearl Street, is a 316-unit Class A multifamily complex that was completed in 2020. Residents of AML I enjoy a walk score of 96, where you'll find some of the best dining and nightlife in all of Denver just steps away. AML I offers studios, 1 Bedroom/1 Bathroom (some of which feature an office/den) and 2 Bedroom/2 Bathroom units all with modern finishes, stainless steel appliances, in-unit washer/dryers, 11-foot ceilings and private balconies.

 www.amli.com

 /AML IUptown

 @amliatuptown



Close proximity to City Park

96
WALK SCORE



Bike storage & bike wash



Walking distance to shopping & Restaurant Row

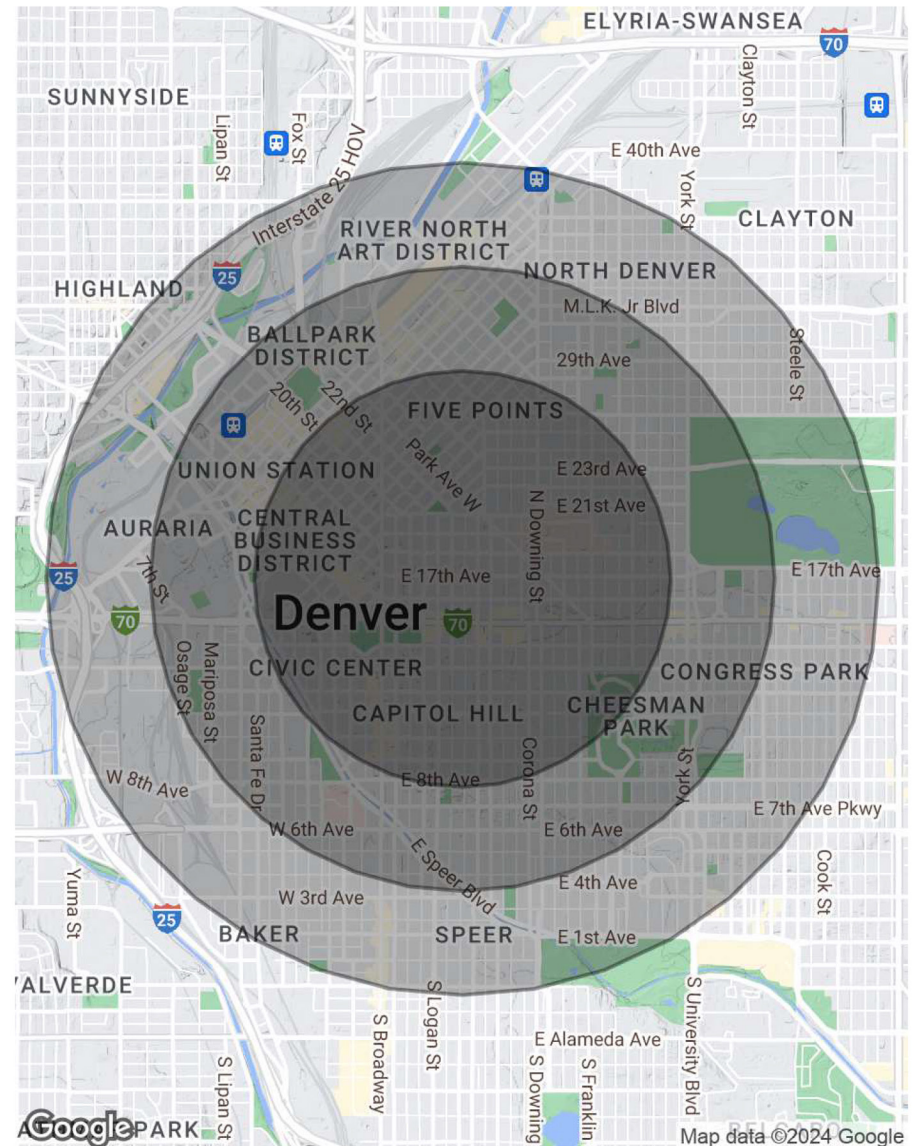
97
BIKE SCORE

DEMOGRAPHICS



	1 MILE	1.5 MILES	2 MILES
POPULATION			
Total Population	47,301	85,910	124,478
Average Age	34.6	35.3	35.3
Average Age (Male)	35.6	36.1	36.2
Average Age (Female)	34.2	35.0	35.2
HOUSEHOLDS & INCOME			
Total Households	30,293	52,050	72,244
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$87,273	\$94,441	\$98,616
Average House Value	\$368,062	\$396,094	\$428,067

* Demographic data derived from 2020 ACS - US Census





HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupe.com