

1502 | **MARION ST**
DENVER, CO 80218

LEASE RATE

\$22.00 - 25.00 SF/YR (NNN)



SAM LEGER
CHIEF EXECUTIVE OFFICER
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER
SENIOR BROKER ASSOCIATE
303.512.1197 x226
gtrotter@uniqueprop.com

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

TCN
COMMERCIAL
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

Address	1502 Marion St
City, State, Zip	Denver, CO 80218
Building Name	Bourbon Square
Retail Availability	Marion (STE 101): 2,498 SF
Lease Rate	\$22-\$25/SF (NNN)
NNN's	~\$9.91/SF
Parking	59+ Spaces
Year Built	1905
Zoning	MS-5, DO-8
Parking Ratio	3.0 / 1,000 SF

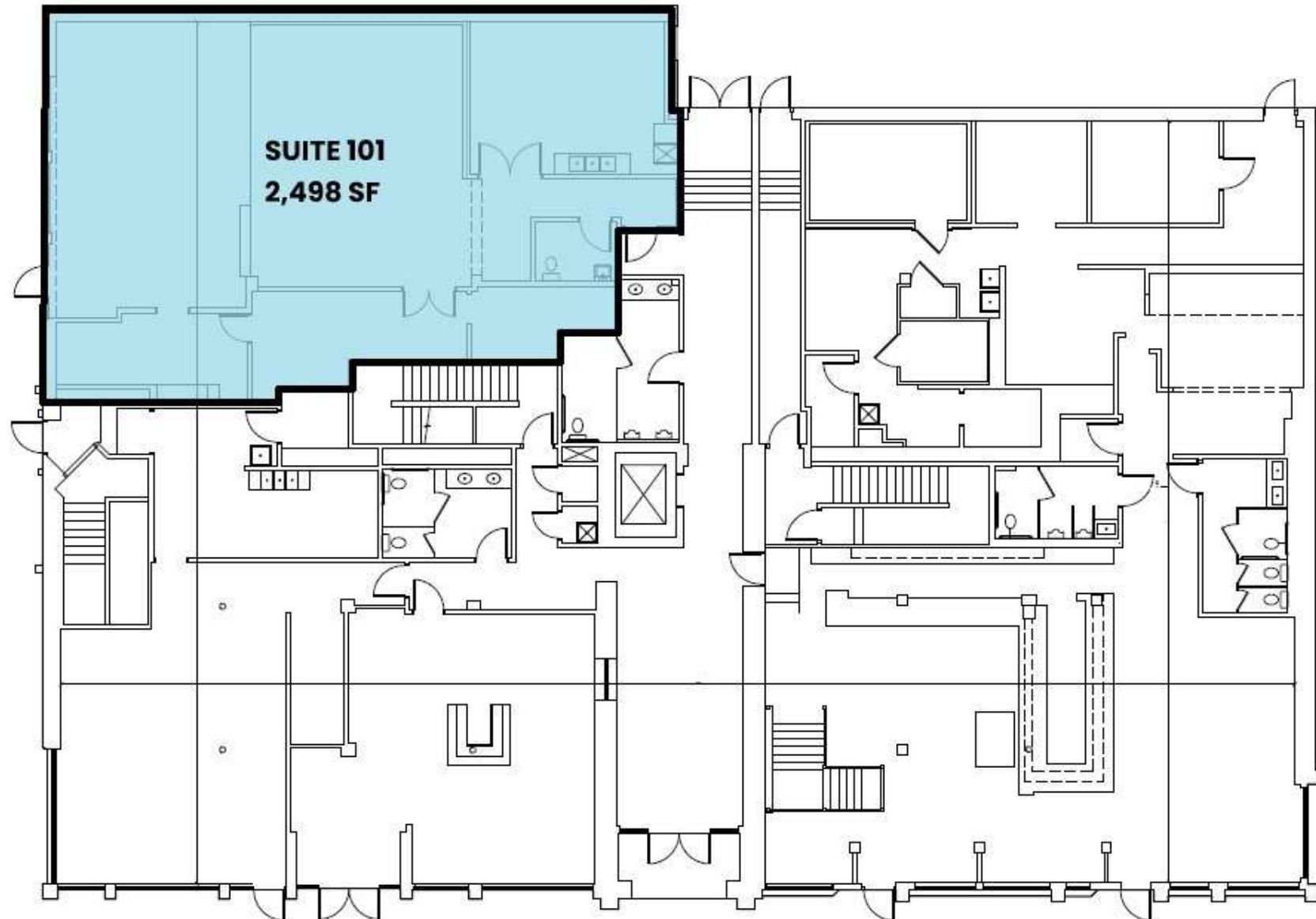


- Opportunity to be apart of Historic E Colfax
- New BRTS under Construction (Phase 1)
- Abundant Parking (59 + Spaces)
- Flexible Lease Terms
- ADA Accessible and an elevator
- 554 New Apartments Units U/C directly South
- Ground Floor Retail with outside patio area
- Former Barber shop and possible restaurant use
- Water connection within Units

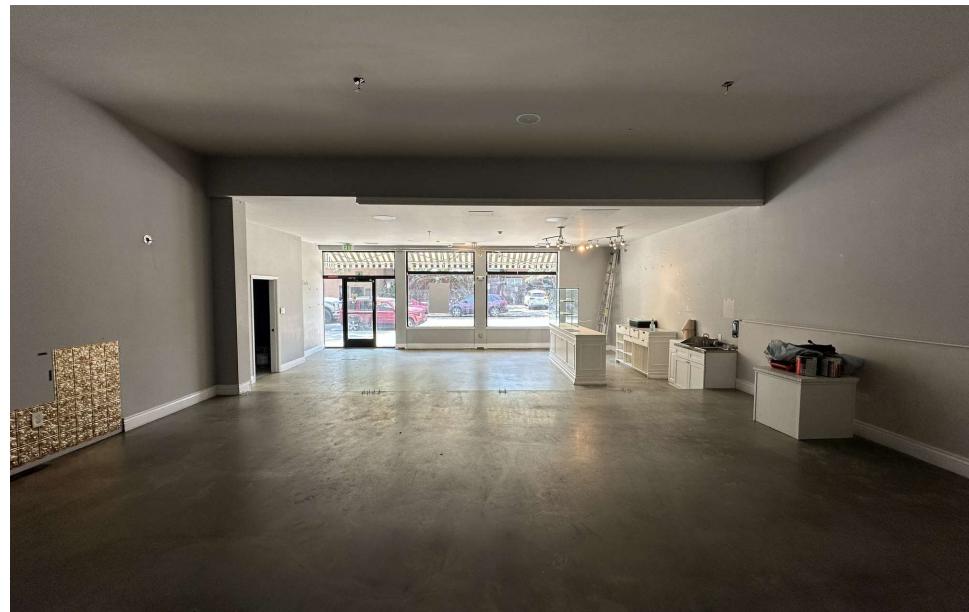
Bourbon Square is a 28,437 SF mixed-use retail property located along Colfax Avenue, the longest commercial corridor in the U.S. With over 120 years of history and visits from icons like Elvis Presley and Clint Eastwood, the site blends character with prime retail potential. Featuring a mix of storefronts, restaurants, and boutique office space, it offers strong visibility, steady foot traffic, and flexible C-MS-5 zoning with a DO-8 overlay for future expansion. Its central location, historic charm, and surrounding amenities make it an ideal opportunity for retailers seeking a presence in one of Denver's most active urban corridors.



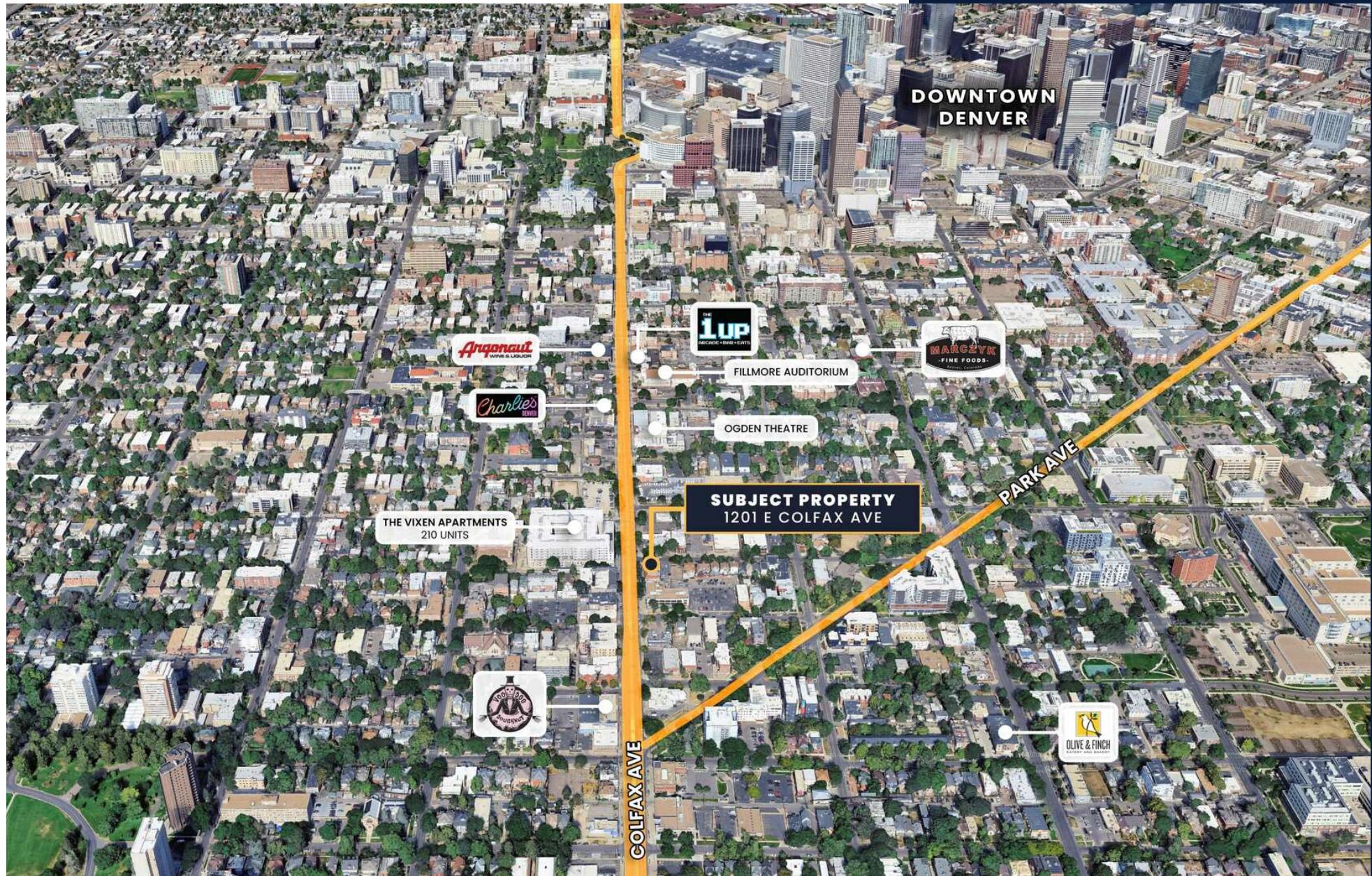
1ST FLOOR



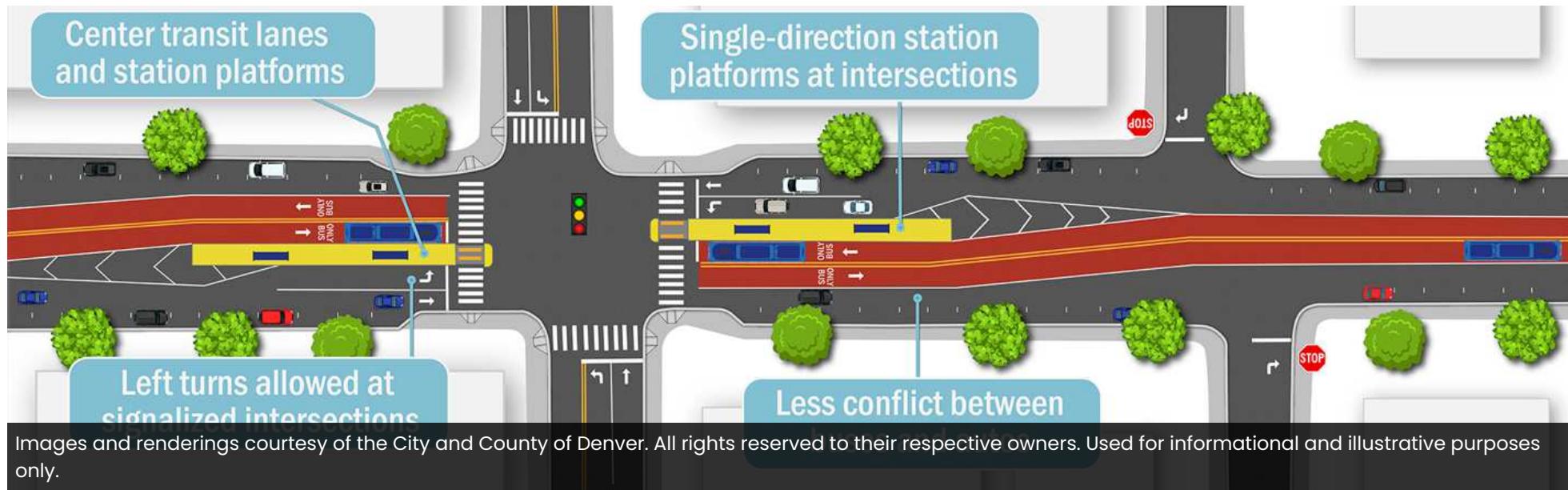
ADDITIONAL PHOTOS



SITE AERIAL

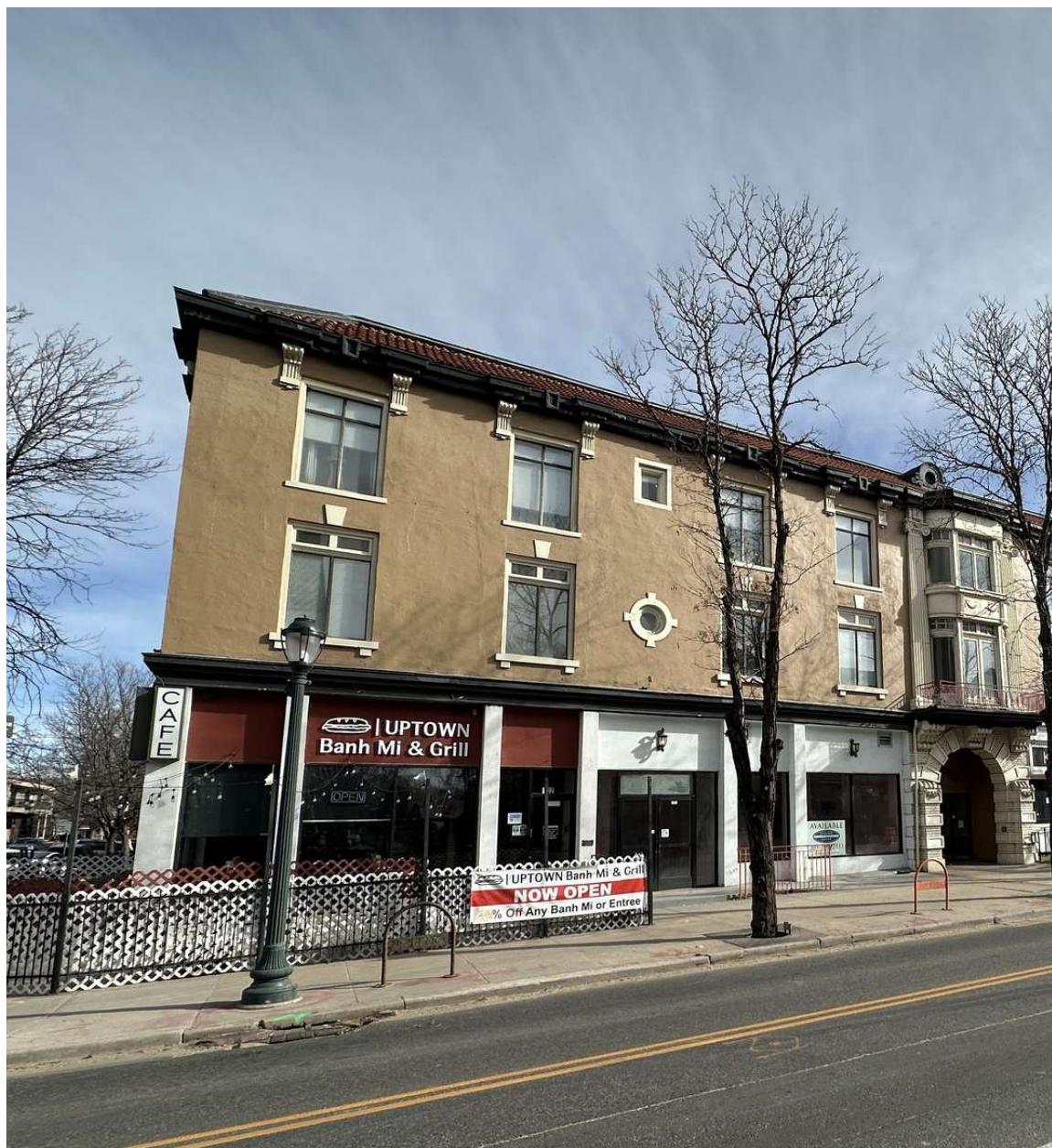


EAST COLFAX BRT PROJECT - HOW IT WORKS



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BOURBON SQUARE



BOURBON SQUARE HISTORY

Bourbon Square has a rich 120-year history, evolving from a landmark hotel to a dynamic commercial hub along Colfax Avenue, the longest commercial corridor in the U.S. Originally constructed in 1905 as the West Vernon Hotel, the building was one of the first multi-story commercial properties on Colfax, shaping the district's transition from a residential area to a bustling business corridor. In 1948, it became home to a renowned saloon, attracting notable figures such as Elvis Presley and Clint Eastwood, the latter even filming a scene from *Every Which Way But Loose* outside the venue. Over the decades, the building underwent multiple transformations, including a rebranding as Syd King's Crazy Horse Saloon in the 1980s before ultimately being renamed Bourbon Square. The property continued to serve as a cultural and entertainment hotspot, housing the Irish Snug, one of Denver's most beloved pubs, until its closure in 2022. Today, Bourbon Square stands as a testament to Denver's evolving urban landscape, blending historic charm with modern potential for investment and redevelopment.





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