

1000

EAST 16TH AVENUE

DENVER, CO 80218

SALE PRICE

\$2,650,000 (\$243.16/SF)



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UNIQUE
PROPERTIES

TCN
REAL ESTATE SERVICES

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Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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Discover a rare opportunity to own an architecturally distinctive mixed-use property in the heart of Denver's desirable Uptown neighborhood. This beautifully maintained building features approximately 10,898 square feet of functional space, including:

- **9,428 SF of Updated Office Space** – Perfect for professional use, creative firms, medical practices, or a boutique co-working concept. Features include 11 private offices, multiple open office areas, 2 conference rooms, a break room, reception, and ADA-compliant rear access.
- **1,470 SF Luxury Top-Floor Residence** – A spacious one-bedroom residence with kitchen, dining, living area, and private patio — ideal for an owner-user, on-site manager, or premium rental income.
- **Dedicated Lower-Level Fitness Center** – A fully equipped gym space adds lifestyle convenience for tenants or employees.

Why 1000 E. 16th Avenue Stands Out?

- **Timeless Charm Meets Modern Updates:** The property boasts elegant historical architecture complemented by tasteful modern improvements, many of which preserve original character while enhancing functionality.
- **Central Urban Location:** Nestled just blocks from the Colorado State Capitol, Denver Courthouses, and Downtown Denver, the property enjoys proximity to government offices, medical campuses, and major employers.
- **Abundant Amenities Nearby:** Enjoy walkable access to Denver's top-rated restaurants, vibrant coffee shops, boutique retail, and cultural hotspots in the Uptown and Capitol Hill neighborhoods.
- **Ample On-Site Parking:** Rear surface parking accommodates 13–14 spaces (tandem), a premium feature in this high-demand area.
- **Zoned G-RO-3:** Offering a variety of redevelopment or reconfiguration options under Denver's urban residential-office zoning.

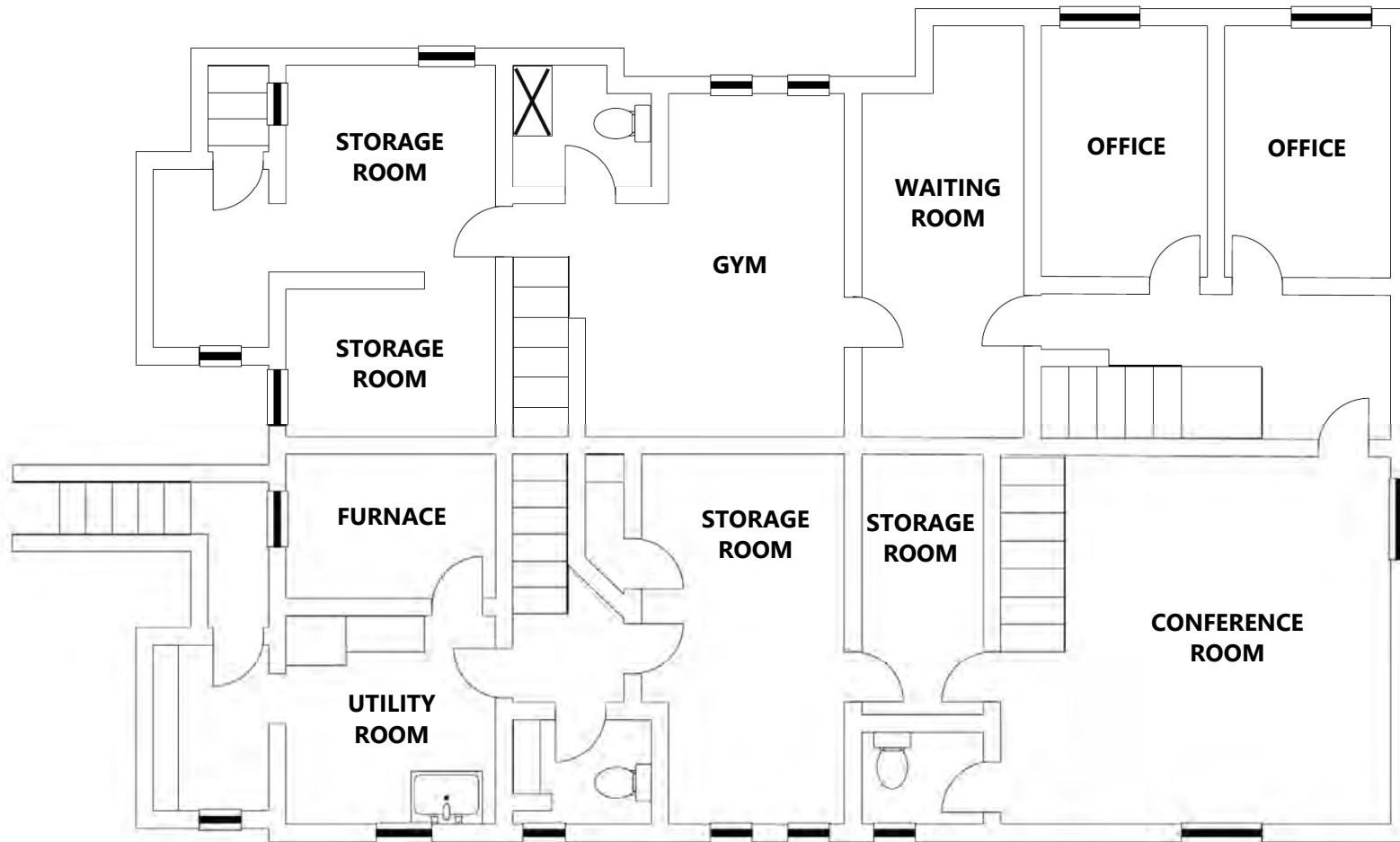
PROPERTY HIGHLIGHTS

Price:	\$2,650,000
Total SF:	10,898 SF
Office SF:	9,428 SF
Apartment SF:	1,470 SF
Price PSF:	\$243.16
Lot Size:	9,710 SF
Year Built:	1934
Year Last Renovated:	2011
Parking Spaces	13
Zoning:	G-RO-3
County:	Denver
Property Taxes:	\$42,069.74 (2024)

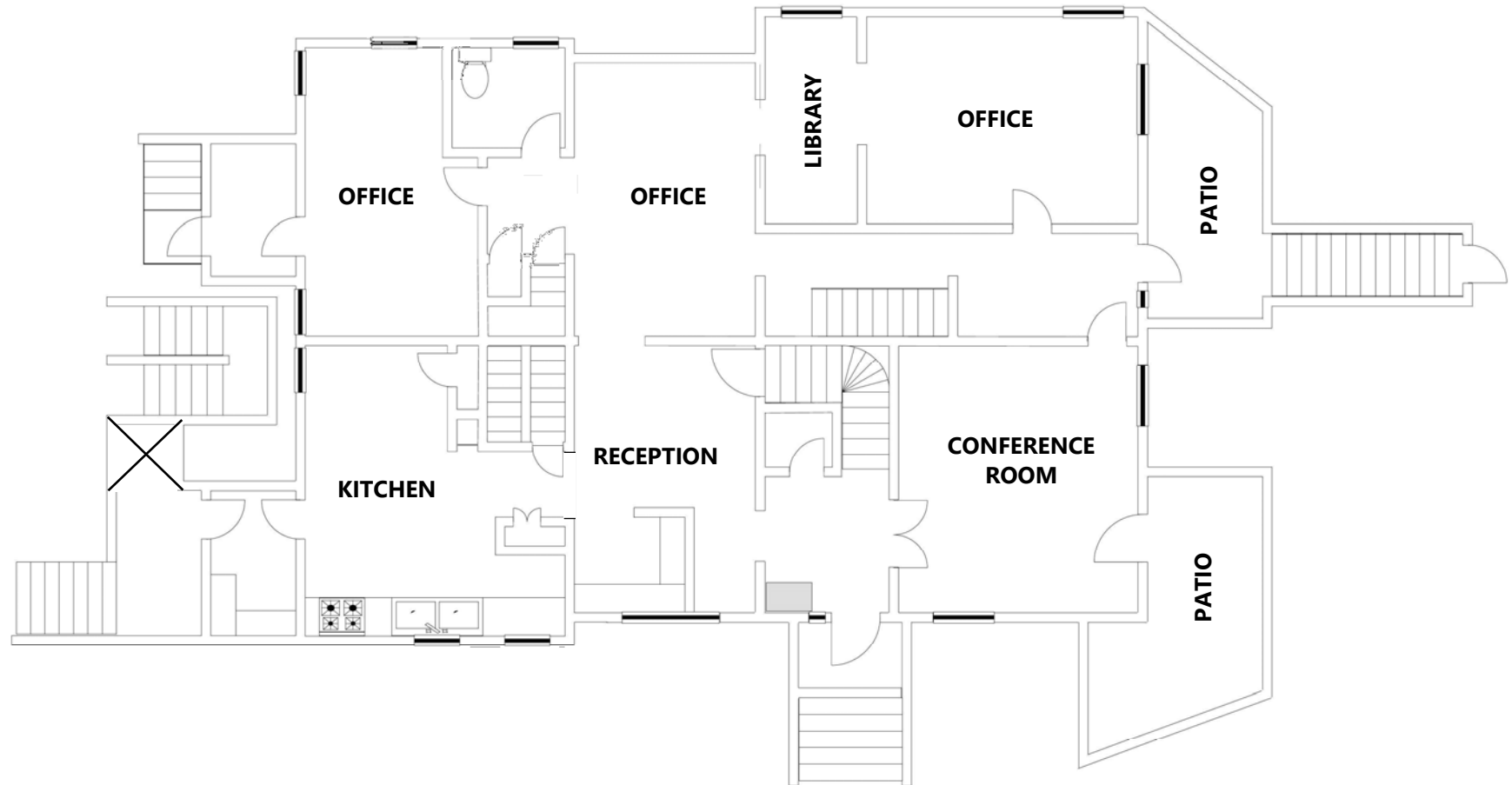


- Great location | Located in Uptown
- Beautiful architectural details throughout
- Tastefully updated | Many new features that look original
- Large 1 bedroom apartment on the top floor
- Gym space located in the lower level of the building
- Close to the Capitol and Downtown.
- Plethora of shopping and dining nearby
- Parking in the rear of the building | Possibility for 13 - 14 spaces (Tandem)
- 11 Offices | Several Open Offices | 2 Conference Room | Break Room | Reception
- ADA accessibility in the rear of the property.

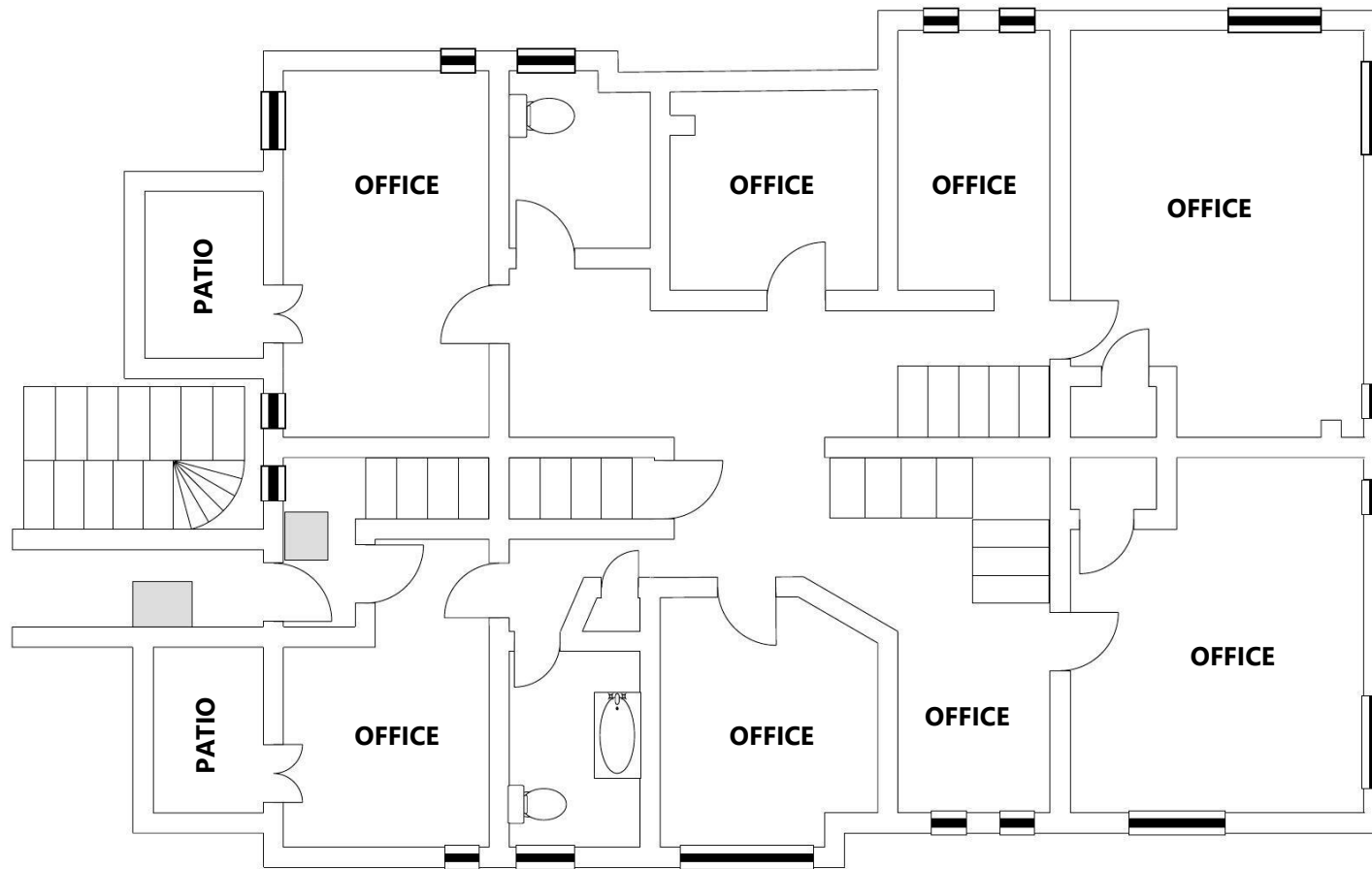
FLOORPLAN - LOWER LEVEL



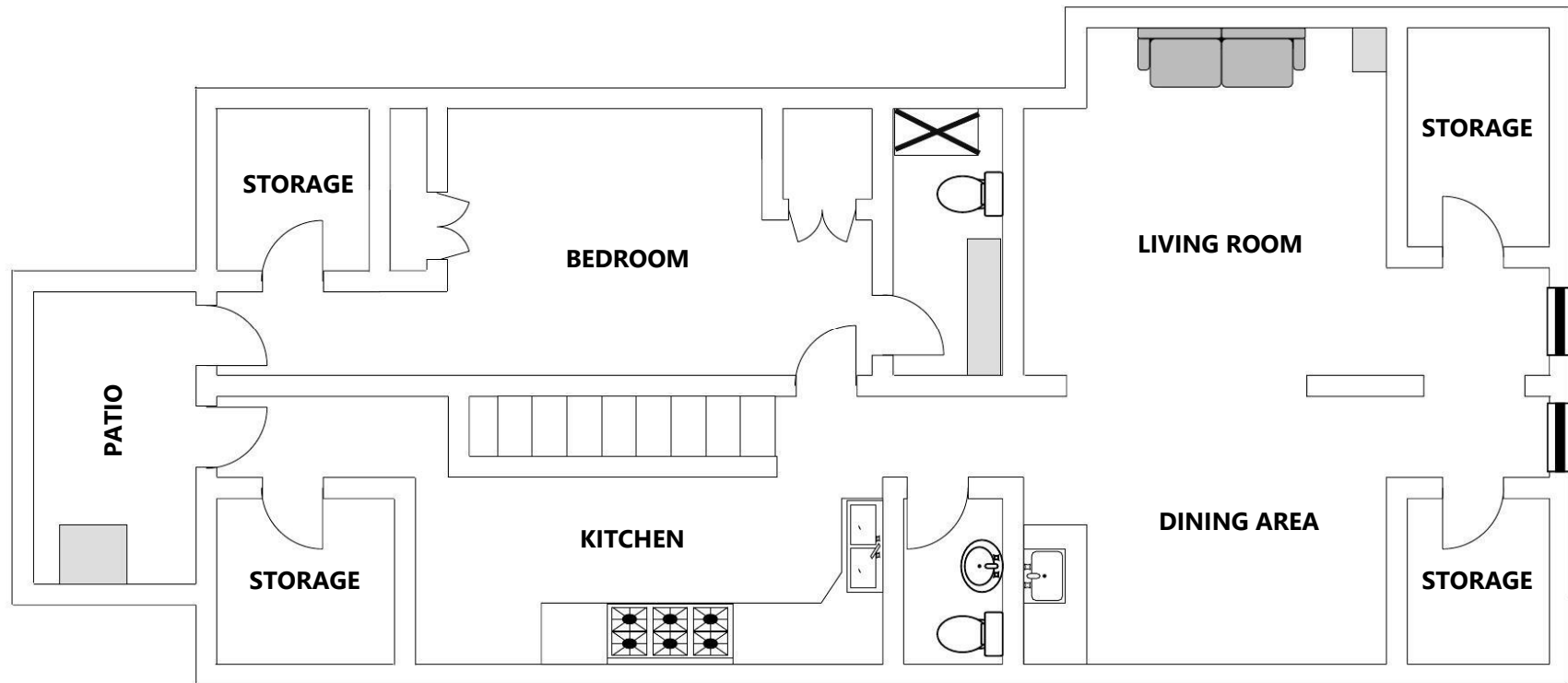
FLOORPLAN - MAIN LEVEL



FLOORPLAN - 2ND FLOOR



FLOORPLAN - 3RD LEVEL





SITE

OGDEN STREET

16TH AVENUE





SITE



Saint Joseph Hospital

Health ONE Presbyterian/St. Luke's Medical Center

18TH AVENUE

CLARKSON STREET

PARK AVENUE

DOWNING STREET



LAFAYETTE STREET



17TH AVENUE



16TH AVENUE



SITE



DOWNTOWN
DENVER

BROADWAY

PARK AVENUE

SITE

Health ONE Presbyterian/St. Luke's Medical Center

EAST
HIGH
SCHOOL

COLFAX AVENUE



Argonaut
WINE & LIQUOR
HAS IT!

THE
OGDEN
THEATRE

MOREY
MIDDLE SCHOOL

13TH AVENUE

GOLDEN
TRIANGLE

WEST
HIGH
SCHOOL

CALL YOUR
MOTHER
Jelly

CHEESMAN
PARK

DENVER BOTANIC
GARDENS

CONGRESS
PARK

KING
Soopers

8TH AVENUE

SPEER BLVD

6TH AVENUE

TRADER JOE'S

CLARKSON STREET

Angelo's
TAVERNA

SAFeway

WHOLE FOODS MARKET **The CHERRY CRICKET** **NORTH CLIO**
HALCYON **True Food kitchen** **YETI**
HILLSTONE RESTAURANT GROUP **Crate&Barrel**
CHASE **hapa**



ADDITIONAL PHOTOS - OFFICE



ADDITIONAL PHOTOS - OFFICE



ADDITIONAL PHOTOS - OFFICE



ADDITIONAL PHOTOS - RESIDENCE



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



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