

FOR SALE

2101-2111 | **W 29TH AVE**
DENVER, CO 80211

**PRIME LOHI COMMERCIAL PROPERTY - OWNER/USER,
INVESTMENT, RENOVATION OR DEVELOPMENT OPPORTUNITY**

10,932 SF | 0.16 AC

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EXECUTIVE SUMMARY

Iconic Lower Highland Opportunity at the Gateway to Denver's Urban Core

Situated at the entrance to Lower Highland (LoHi), this property offers a rare chance to own a building at the crossroads of Denver's most dynamic lifestyle amenities — just steps from world-class dining, entertainment, sports venues, retail, and outdoor recreation.

Unmatched visibility and a commanding view down the 15th Street corridor, which can be seen all the way from Denver's CBD. The location is highly walkable and bike-friendly, with easy access to Platte Street, Commons Park, Confluence Park, and the Cherry Creek Bike Path. Transportation connectivity is exceptional, with access points to I-25, Speer Boulevard, and Central Street.

Zoned U-MS-3, the current configuration features a mix of commercial uses, including collaborative office and retail space, a live/work art gallery studio, a large-volume photography studio with soaring ceilings, additional live/work space, and several flex/storage areas. Future potential also includes mixed-use development opportunities.

This is a generational opportunity to reposition or repurpose the existing structure and join a vibrant community anchored by premier destinations like Michelin Star Alma Fonda Fina, El Five, Linger, Little Man Ice Cream, Forest Room Five, and Zuni Street Brewing (to name a few)!

PURCHASE PRICE

\$2,750,000

ZONING

U-MS-3

COUNTY

DENVER

YEAR BUILT

1887/1935

PRICE PER SF

\$251

BUILDING SF

10,932

LAND SF

6,969

TAXES

\$37,293 (2024)

HIGHLIGHTS

- Ø Rare LoHi Purchase Opportunity
- Ø Creative Office/Retail/Commercial Building
- Ø Freestanding Building with Huge Visibility
- Ø Covered Land Opportunity w/Current Income
- Ø Central Location with Access to Downtown, Highlands, Speer Blvd, I-25
- Ø Ability to Assemble More Land (additional 0.16 Acres Next Door)
- Ø Current Live/Work Opportunities
- Ø Seller Financing Available - Contact Brokers



LOCATED AT "THE GATEWAY TO LOHI"

INVESTMENT HIGHLIGHTS



PREMIER LOHI COMMERCIAL PROPERTY

- Ø Unique Layout Suitable for Wide Range of Users
- Ø Rare Standalone Commercial Building in one of Denver's Hottest Submarkets
- Ø Creative Office Space with Retail Potential
- Ø Short Term Tenants In-Place

DEVELOPMENT/INVESTMENT OPPORTUNITIES

- Ø Flexible, Developer Friendly Zoning
- Ø Functional Multi-Tenant Layout
- Ø Redevelopment or Adaptive Reuse Optionality
- Ø Exceptional Neighborhood Demographics



FLOORPLAN | SECOND FLOOR

2111 W 29TH AVE

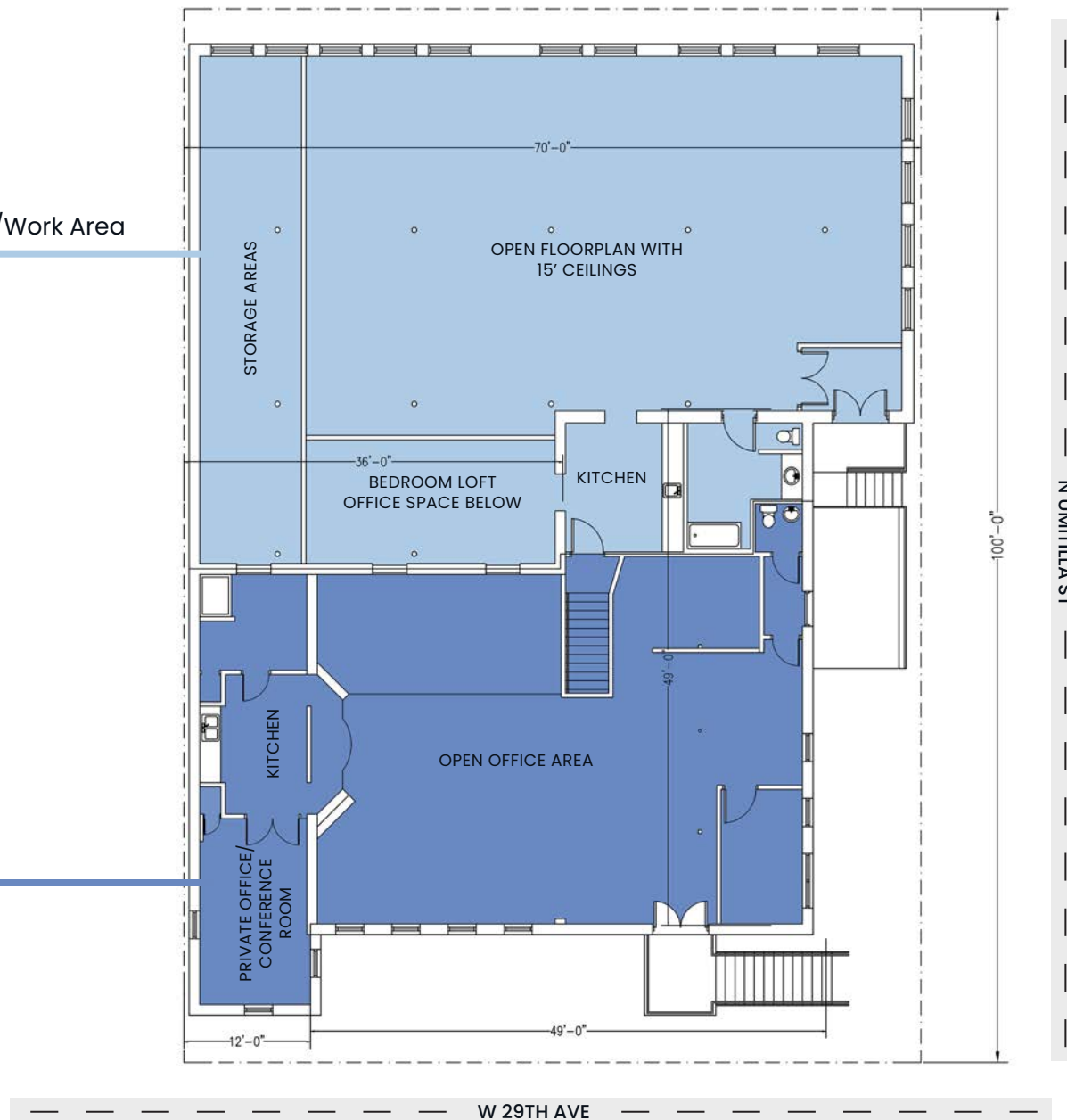
Photography Studio with Live/Work Area

3,254 SF

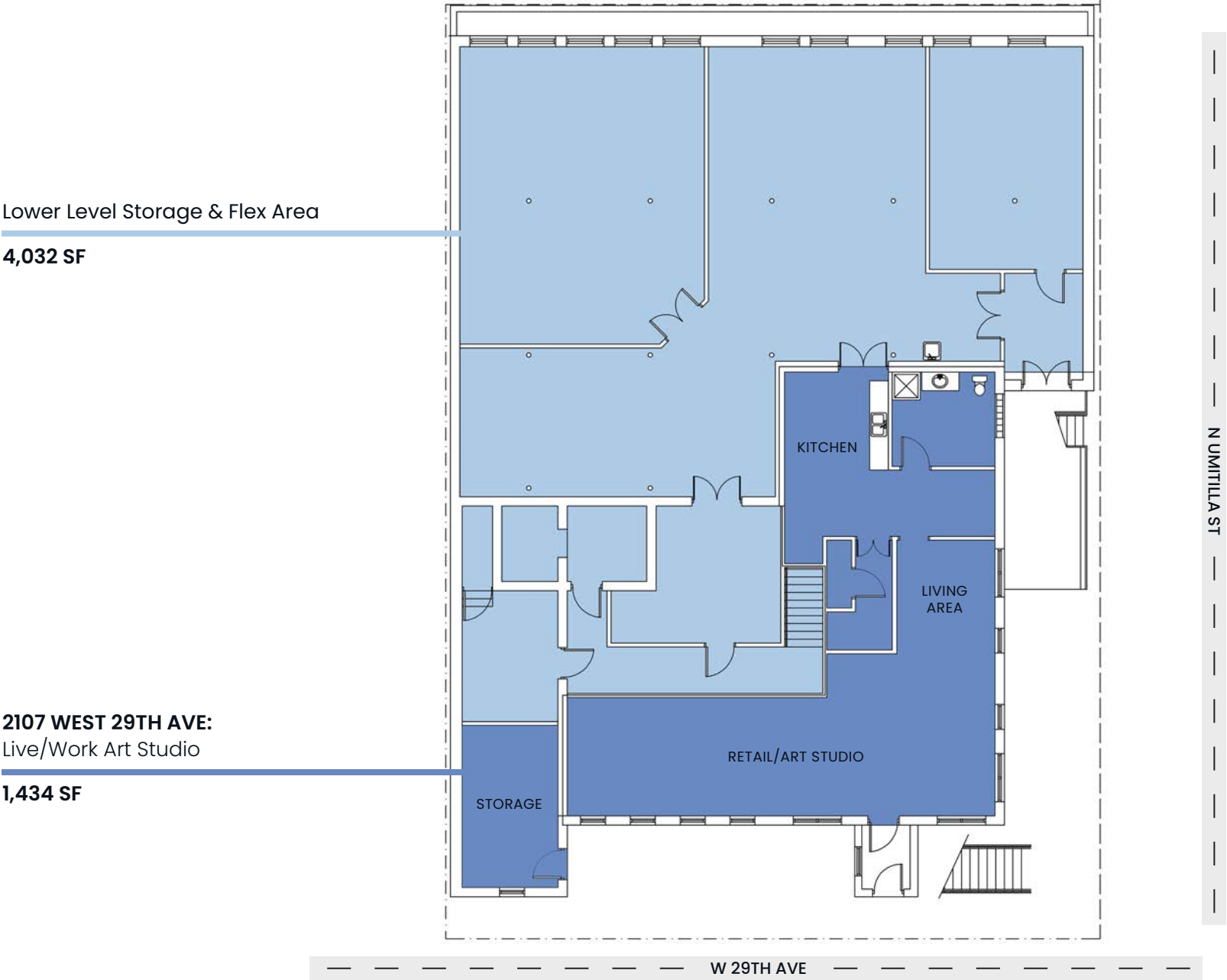
2101 W 29TH AVE:

"The Company" Office Space
Lease Term:

2,212 SF



FLOORPLAN | FIRST FLOOR



SITE OVERVIEW

Nearby Major Cross Streets:

15th St & Boulder St/Umatilla St

Land Area:

0.16 Acres

Land Price Per SF:

\$394

Zoning:

Urban-Main Street-3 Story (U-MS-3)

Parking:

N/A

Upper Level SF:

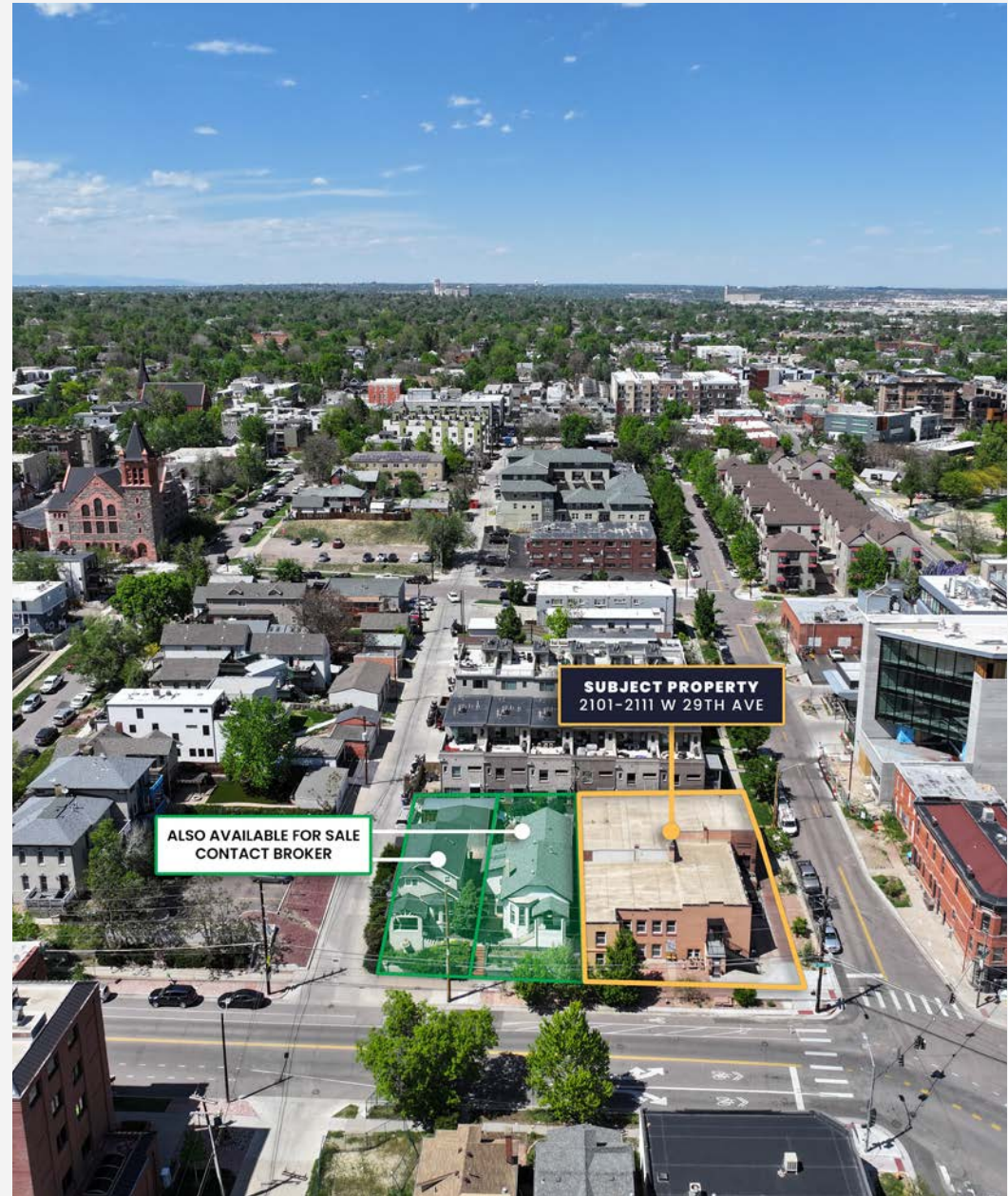
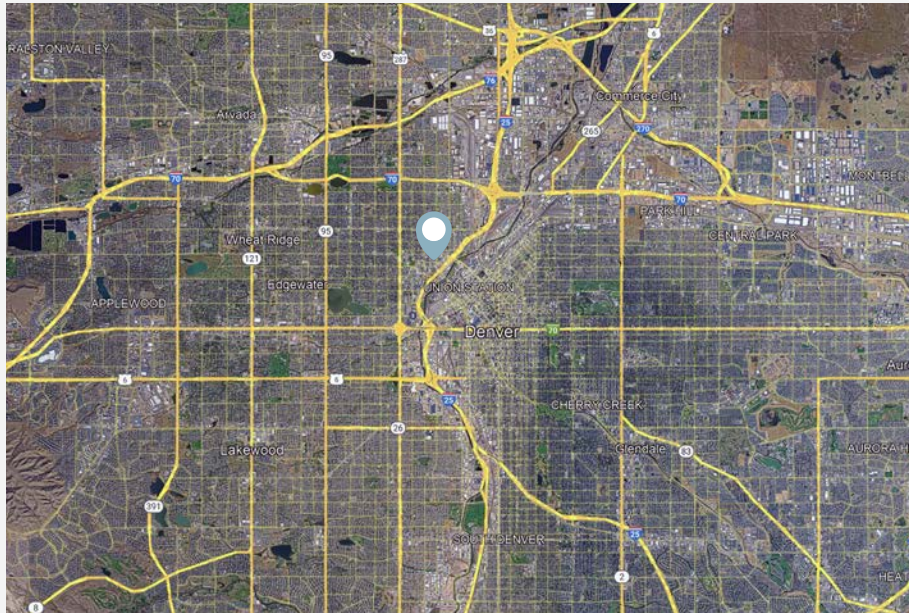
5,466 SF

Lower Level SF:

5,466 SF

Other Available Land Area:

0.16 Acres

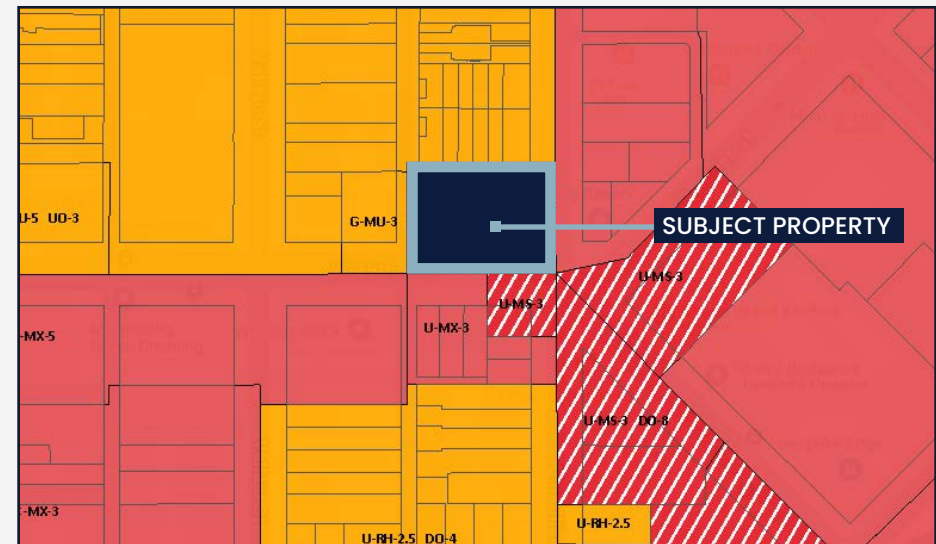


PROPERTY ZONING

U-MS-3 ZONING INFORMATION

U-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.
- E. In all cases, the Main Street zone districts should be applied where a higher degree of walk ability and pedestrian activity.
- F. In the Urban Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian-active street front within a larger mixed use or commercial development.
- G. The Main Street zone districts are intended to promote an urban, mixed-use, built-to environment.



SITE PLAN



PROPERTY PHOTOS



INTERIOR PHOTOS

PHOTOGRAPHY STUDIO SPACE



INTERIOR PHOTOS

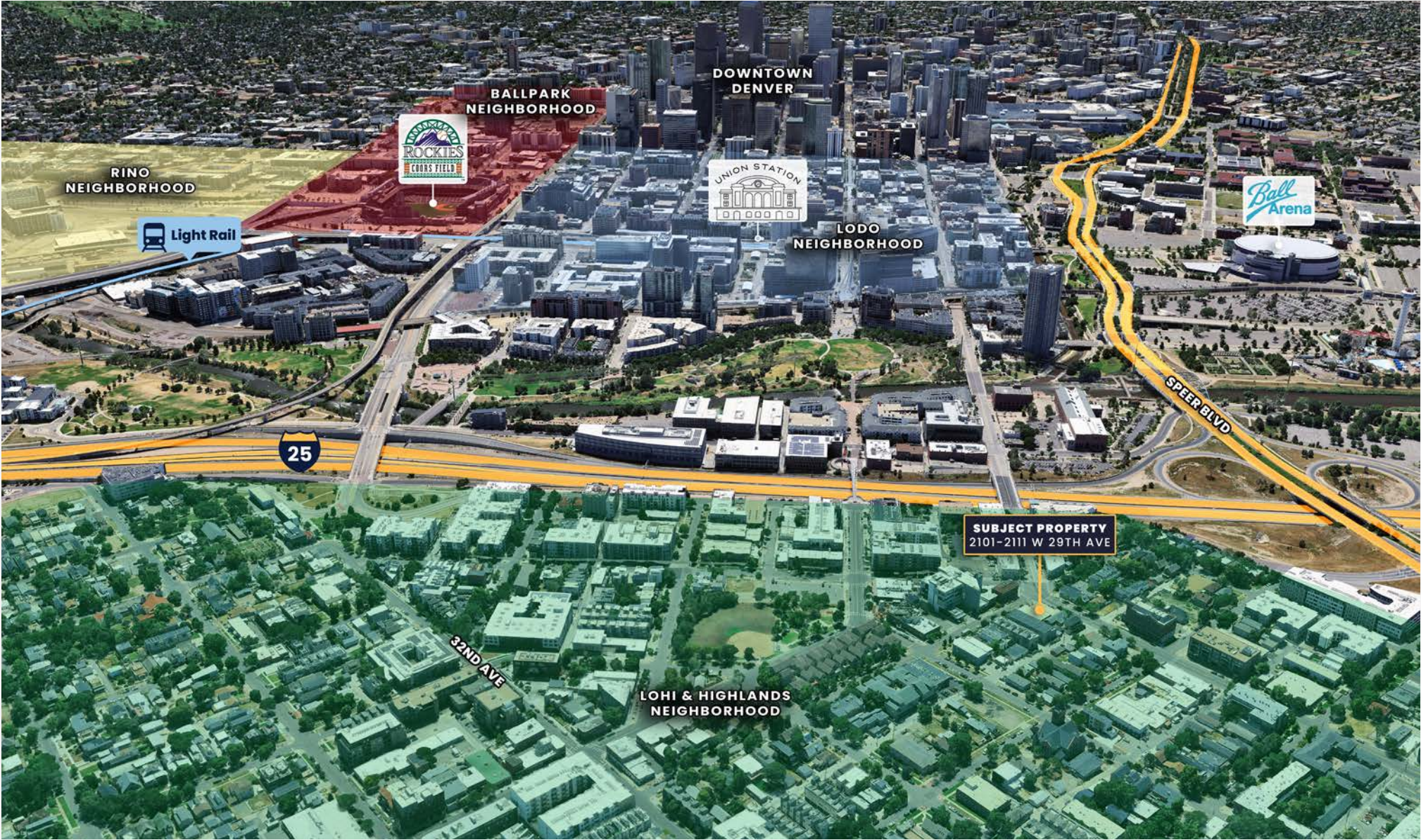
THE COMPANY OFFICE SPACE + LIVE/WORK ART STUDIO



LOCAL PROPERTY MAP



REGIONAL PROPERTY MAP



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