

3330
LARIMER ST.
DENVER.CO 80205

OWNER-USER / INVESTMENT OPPORTUNITY

RIVER NORTH ART DISTRICT



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3330 LARIMER STREET

- **PRICE:** **\$4,200,000 (\$379/SF)**
- **NOI:** **\$325,053.10**
- **CAP RATE:** **7.74%**

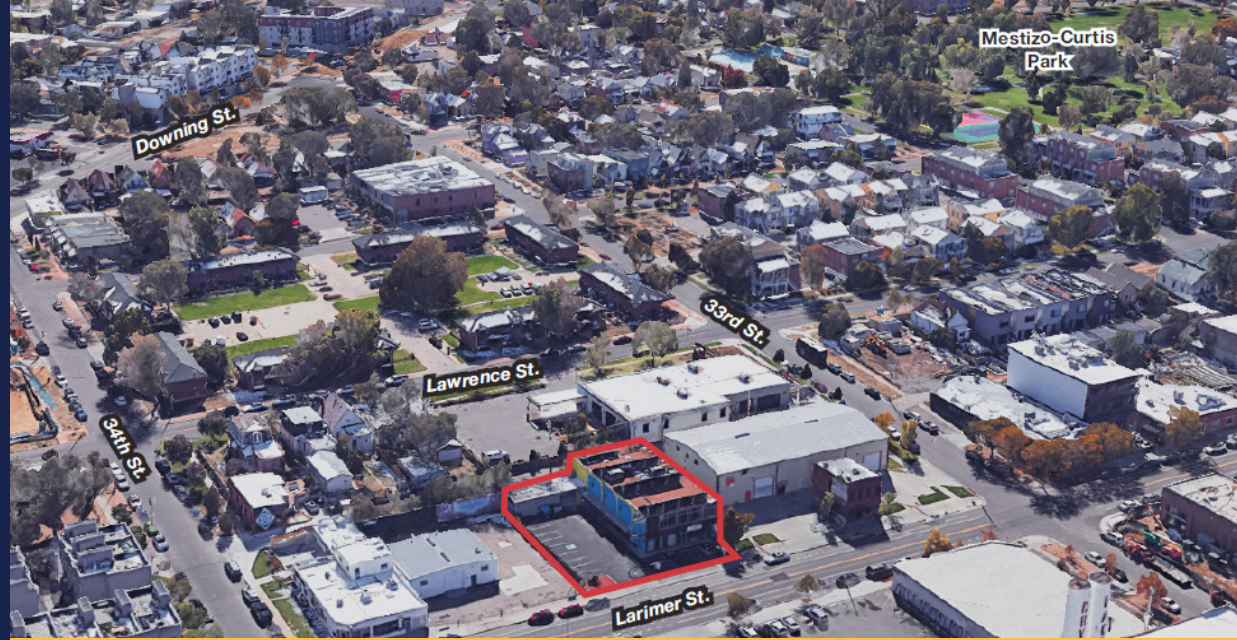
Property Type	Retail/Office
Occupancy	100% Leased / ±56% Physically Occupied
Owner-User Space	±4,910 SF Second Floor
Building Size:	11,096 SF
Lot Size	12,490 SF
Zoning	I-MX-3
Year Built / Reno	1967 / 2009
Property Taxes	\$81,469.32 (2025)
Parking	14 off-street spaces

*Contact broker for rent roll and additional information

Executive Summary

Shames Makovsky is pleased to present **3330 Larimer Street**, a unique owner-user and investment opportunity located in the heart of Denver's RiNo Arts District. The 11,096 SF property features a ±4,910 SF second-floor creative office suite that is currently vacant, providing a prospective owner-user the opportunity to establish its headquarters in one of Denver's most desirable urban neighborhoods while benefiting from income generated by the building's ground-floor tenants. Halfdays, the existing second-floor tenant, has vacated the premises but continues to pay rent pursuant to its existing lease.

The property was extensively renovated in 2009 and offers distinctive creative office space, 14 off-street parking spaces, prominent Larimer Street frontage and an irreplaceable RiNo location. The combination of potential owner occupancy, existing rental income and long-term redevelopment potential creates a compelling opportunity for businesses, investors and hybrid owner-users.



Investment Highlights

±4,910 SF OWNER-USER OPPORTUNITY

The entire second floor is physically vacant and built out as high-quality creative office space, providing a unique opportunity for an owner-user seeking prominent headquarters in RiNo.

Income-Producing Ground Floor

Three ground-floor tenants occupy approximately 6,186 SF, allowing a future owner-user to benefit from in-place rental income while occupying a substantial portion of the property.

Existing Second-Floor Rental Income

Halfdays has vacated its approximately 4,910 SF second-floor suite but continues to pay rent pursuant to its existing lease, providing additional in-place income.

Premier RiNo Location

Class A location along one of Denver's most recognizable streets in the River North Art District ("RiNo"). Surrounded by top restaurants, breweries and creative businesses, **3330 Larimer** offers exceptional walkability and neighborhood amenities.

Turnkey Creative Office Space

The vacant second floor offers a distinctive, existing creative office buildout, minimizing the improvements required for a prospective owner-user.

Future Redevelopment Potential

Zoned I-MX-3, the property offers future potential for higher-density redevelopment as RiNo continues to densify and attract investment.

Excellent Access & Connectivity

Central location minutes from downtown Denver, with convenient access to I-25, I-70 and RTD transit options connecting the property to the broader metro area.



River North Art District

3330 Larimer St.

Centrally located
in Denver's premier food
& beverage neighborhood

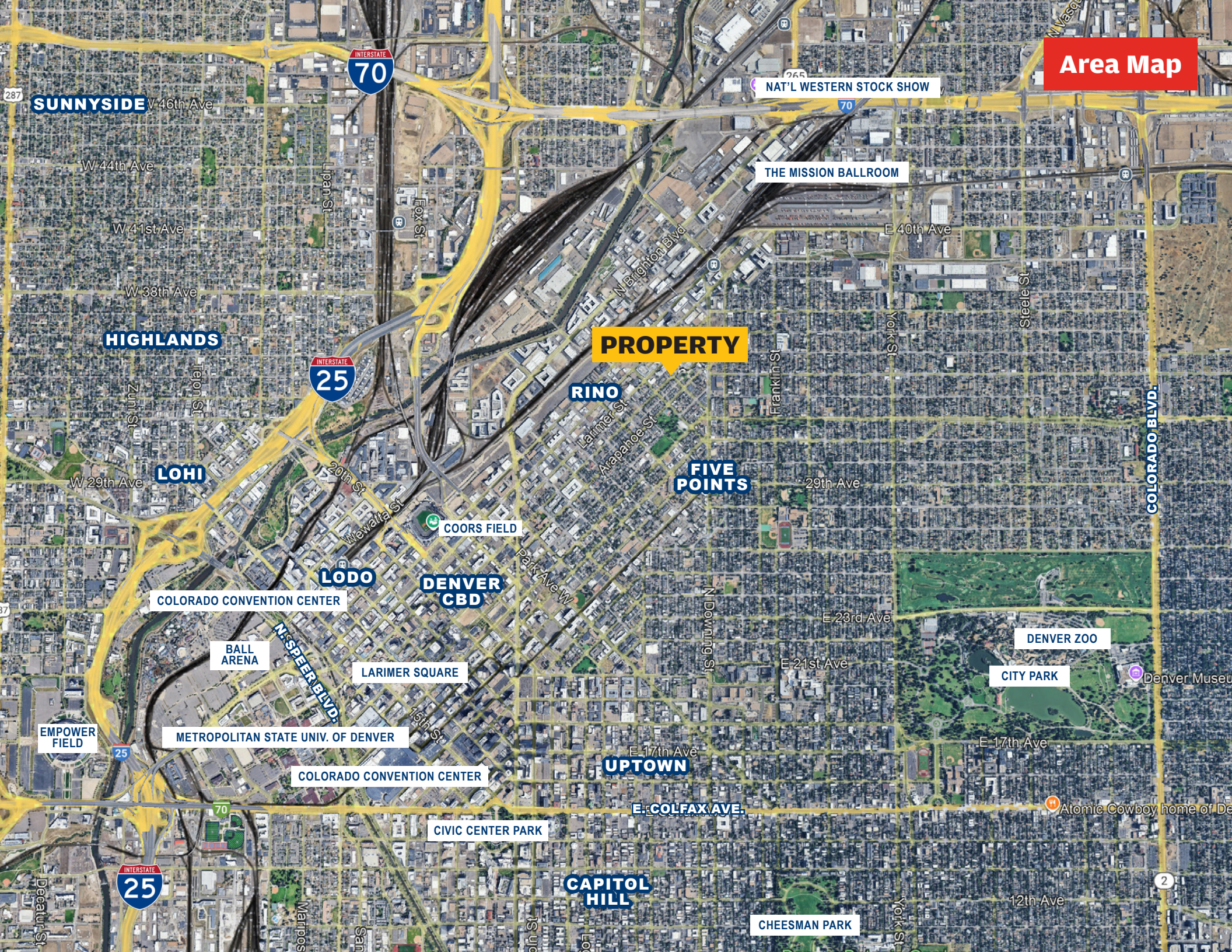
Denver's **River North Art District**—better known as RiNo—is a dynamic, ever-evolving neighborhood where creativity and culture collide.

Once an industrial hub, RiNo has transformed into a hotbed for innovation, art, and culinary excellence.

Known for its energetic vibe and walkable layout, RiNo blends gritty charm with modern sophistication, attracting artists, entrepreneurs, and urban explorers alike. It's where Denver's industrial past meets its creative future.



Area Map



SUNNYSIDE 46th Ave

NAT'L WESTERN STOCK SHOW

THE MISSION BALLROOM

HIGHLANDS

PROPERTY

RINO

LOHI

FIVE POINTS

COORS FIELD

LODO

DENVER CBD

COLORADO CONVENTION CENTER

BALL ARENA

LARIMER SQUARE

METROPOLITAN STATE UNIV. OF DENVER

COLORADO CONVENTION CENTER

EMPOWER FIELD

DENVER ZOO

CITY PARK

Denver Museum

UPTOWN

E. COLFAX AVE.

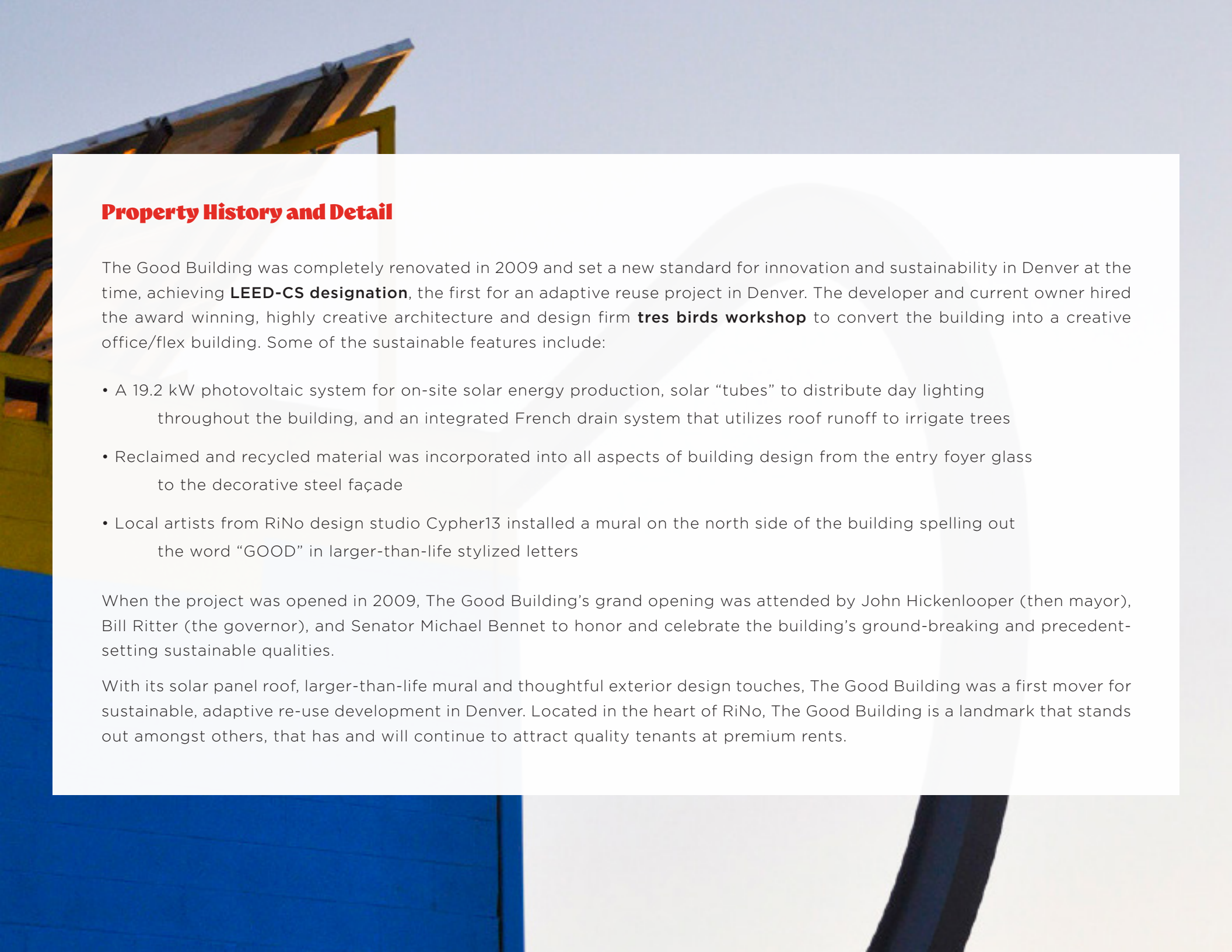
CIVIC CENTER PARK

CAPITOL HILL

CHEESMAN PARK

12th Ave

2



Property History and Detail

The Good Building was completely renovated in 2009 and set a new standard for innovation and sustainability in Denver at the time, achieving **LEED-CS designation**, the first for an adaptive reuse project in Denver. The developer and current owner hired the award winning, highly creative architecture and design firm **tres birds workshop** to convert the building into a creative office/flex building. Some of the sustainable features include:

- A 19.2 kW photovoltaic system for on-site solar energy production, solar “tubes” to distribute day lighting throughout the building, and an integrated French drain system that utilizes roof runoff to irrigate trees
- Reclaimed and recycled material was incorporated into all aspects of building design from the entry foyer glass to the decorative steel façade
- Local artists from RiNo design studio Cypher13 installed a mural on the north side of the building spelling out the word “GOOD” in larger-than-life stylized letters

When the project was opened in 2009, The Good Building's grand opening was attended by John Hickenlooper (then mayor), Bill Ritter (the governor), and Senator Michael Bennet to honor and celebrate the building's ground-breaking and precedent-setting sustainable qualities.

With its solar panel roof, larger-than-life mural and thoughtful exterior design touches, The Good Building was a first mover for sustainable, adaptive re-use development in Denver. Located in the heart of RiNo, The Good Building is a landmark that stands out amongst others, that has and will continue to attract quality tenants at premium rents.

Halfdays

Halfdays - Existing Tenant / Former Occupant

Halfdays is a women's outdoor and ski apparel brand founded by Kiley McKinnon, Ariana Ferwerda and Karelle Golda. The company previously occupied the building's ±4,910 SF second floor as its Denver office. Halfdays has vacated the premises but continues to pay rent pursuant to its existing lease.

Sugr'd

Sugr'd

Sugr'd is a boutique beauty and wellness studio offering sugaring, brow, lash, and spray tan services. Locally owned and operated, the studio provides a high-end, personalized experience that aligns with RiNo's energetic, lifestyle-oriented environment. [Website](#)



Core Progression Elite Personal Training

Core Progression is a performance-based fitness / personal training studio offering customized strength, conditioning, and nutrition programs. The company operates eight locations across Colorado and has built a reputation for its boutique feel, individualized coaching, and results-driven approach. [Website](#)

ARTDROP

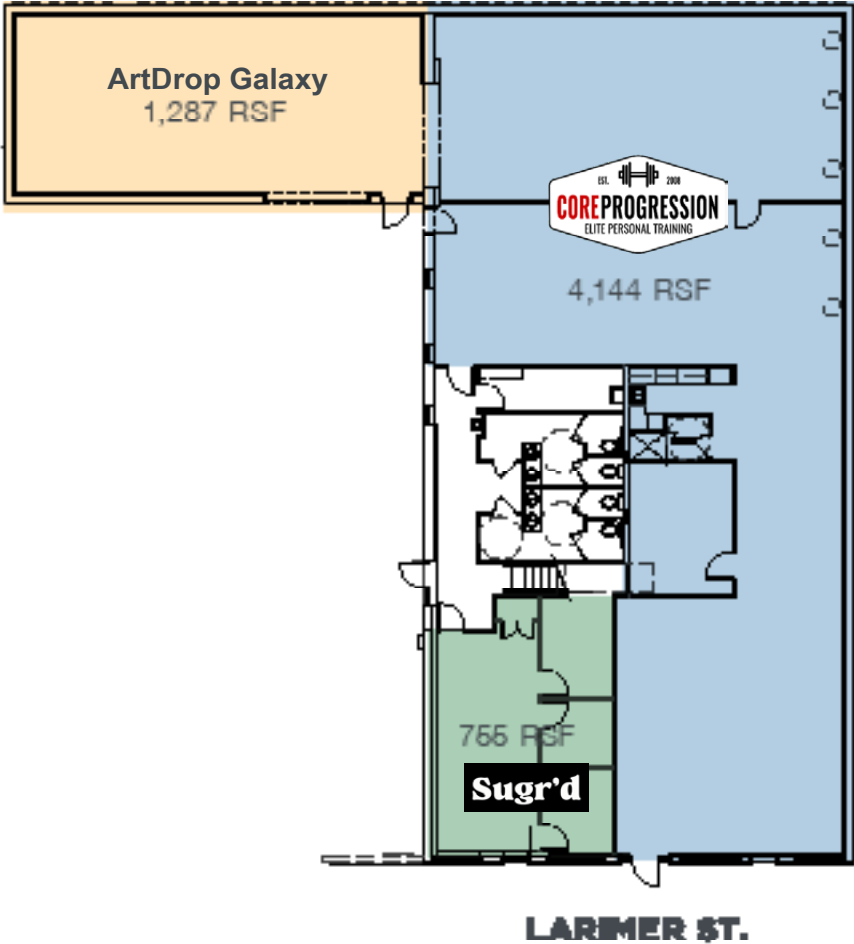
The world is our art galaxy

ArtDrop Galaxy

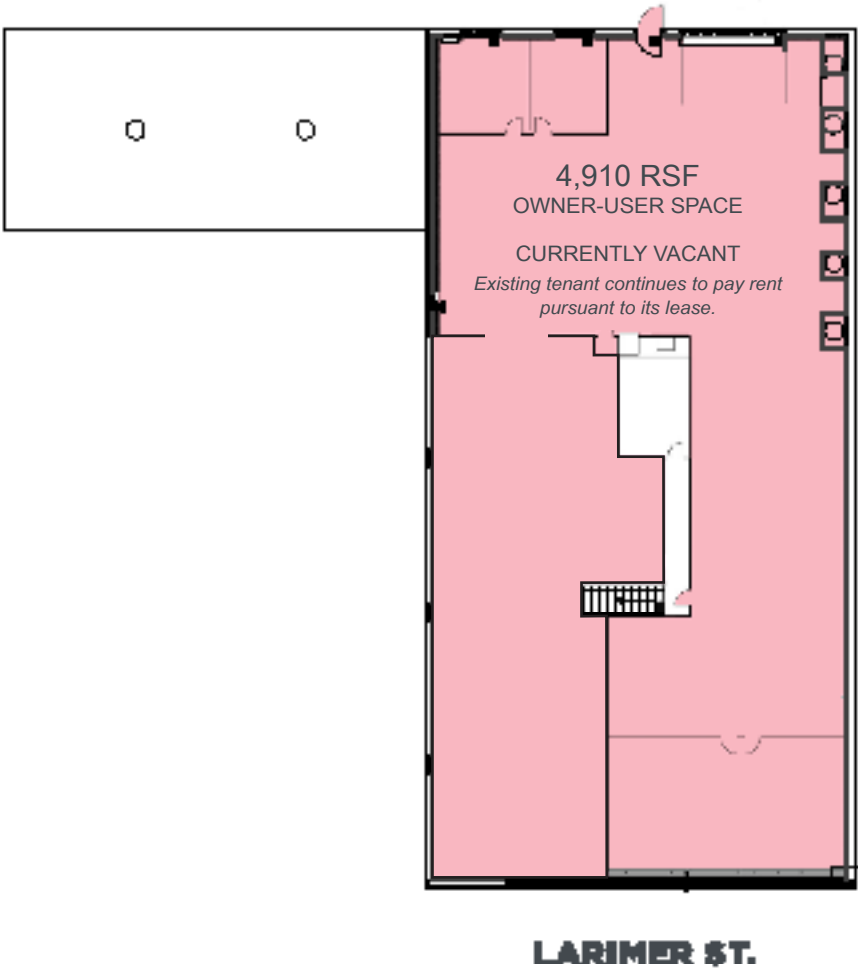
ArtDrop Galaxy is an innovative art-tech startup based in Denver, Colorado, redefining the art world by merging cutting-edge printmaking, immersive storytelling, public art installations, and blockchain technology. Founded in 2023, their mission is to empower artists, reshape how art is experienced, and drive positive change through creativity. [Website](#)

Floor Plans

1ST FLOOR



2ND FLOOR



Photos



Second Floor – ±4,910 SF Owner-User Space



Sugr'd



Core Progression



ArtDrop Galaxy

Denver, CO

Population & Growth

- The city of Denver has about 729,019 residents as of July 2024. (census.gov)
- Metro Denver (the larger region) is growing. Projections show Metro Denver population rising from ~3.26 million in 2020 to about 3.42 million by 2025. (metrodenver.org)
- The region remains among the faster-growing metro areas in the U.S. (metrodenver.org)

Age & Workforce

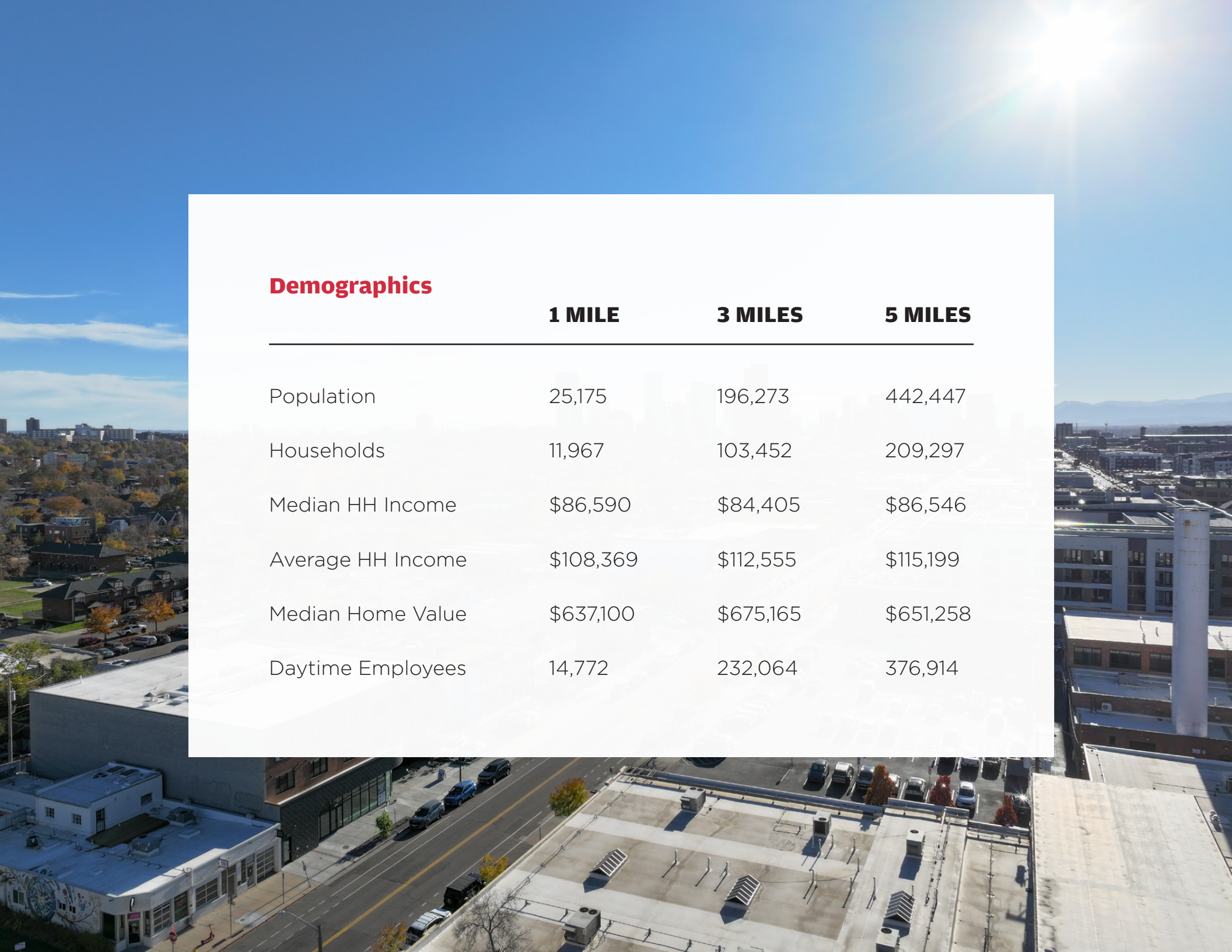
- The median age in the Denver metro region is about 37.2 years (metrodenver.org)
- Large segments of the population are in prime working age. The area is seeing strong in-migration of Millennials, which helps sustain a younger workforce. (metrodenver.org)

Income & Economic Indicators

- Median household income in Denver County is about \$91,681 (census.gov)
- Per capita income is also strong compared to many U.S. cities. (census.gov)
- Businesses: there are tens of thousands of employer establishments. (census.gov)



- **Highly-educated workforce:** Excellent for recruiting talent, especially for tech, professional services, research & development. (denver.org)
- **Growing population:** Solid customer base, expanding labor force, continued growth via migration. (denver.org)
- **Quality of life:** Attractive climate, outdoor lifestyle (hiking / skiing / trails), cultural amenities (arts, entertainment, food & drink) — useful for attracting and retaining employees. (denver.org)
- **Infrastructure & connectivity:** Denver is a regional hub for transportation, also investment in amenities: parks, arts, events, sports venues. (denver.gov)
- **Cost competitiveness:** While not the lowest-cost city, Denver often ranks favorably compared to many large metros in cost studies (e.g. for business travel, living). (denver.org)
- **Industry diversity:** Strong presence in tech, aerospace, healthcare, business services, hospitality/ tourism, and more. (denver.org)



Demographics

	1 MILE	3 MILES	5 MILES
Population	25,175	196,273	442,447
Households	11,967	103,452	209,297
Median HH Income	\$86,590	\$84,405	\$86,546
Average HH Income	\$108,369	\$112,555	\$115,199
Median Home Value	\$637,100	\$675,165	\$651,258
Daytime Employees	14,772	232,064	376,914

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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