

3330
LARIMER ST.
DENVER.CO 80205

RETAIL/OFFICE INVESTMENT OPPORTUNITY

RIVER NORTH ART DISTRICT



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3330 LARIMER STREET

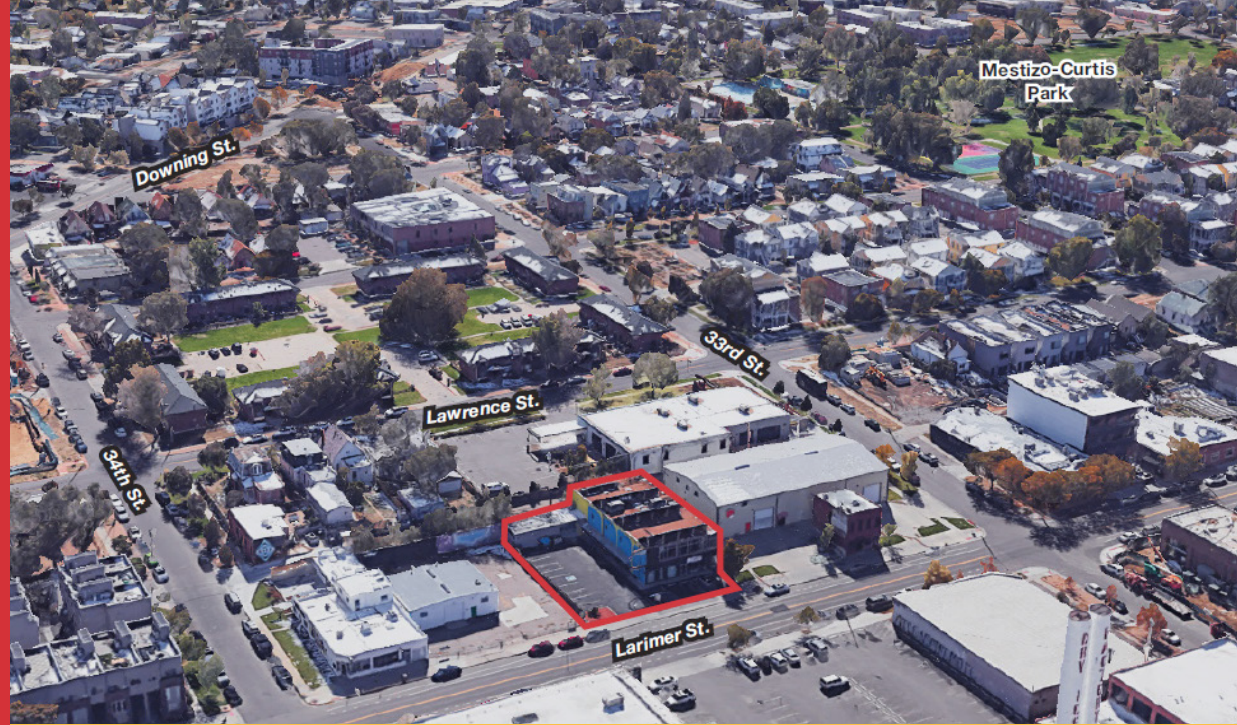
- **PRICE:** **\$4,750,000 (\$428/SF)**
- **NOI:** **\$325,053.10**
- **CAP RATE:** **6.84%**

Property Type	Retail/Office
Occupancy	100%
Tenants	4
Building Size:	11,096 SF
Lot Size	12,490 SF
Zoning	I-MX-3
Year Built / Reno	1967 / 2009
Property Taxes	\$85,643.14 (2025)
Parking	14 off-street spaces

*Contact broker for rent roll and additional information

Executive Summary

NAI Shames Makovsky is pleased to present 3330 Larimer Street, Denver, CO 80205 for sale. The property is a fully leased office/retail building located in the heart of Denver's dynamic RiNo Arts District. This is a turnkey, stabilized investment opportunity with strong in-place income and minimal landlord responsibilities. Situated along one of RiNo's most active corridors, Larimer Street, the property offers excellent visibility, walkability, and proximity to some of Denver's most popular restaurants, breweries, and creative businesses. Tenants benefit from high pedestrian and vehicle traffic, and investors benefit from the continued growth and redevelopment throughout RiNo, one of Denver's most desirable mixed-use neighborhoods. This offering is ideal for 1031 exchange buyers or investors seeking a rare, fully stabilized asset in one of Denver's most vibrant and rapidly appreciating urban submarkets.



Investment Highlights

Premier RiNo Location Class A location along one of Denver's most recognizable streets in the city's most desirable downtown neighborhood — the River North Arts District ("RiNo"). Surrounded by top restaurants, breweries, and creative office users, 3330 Larimer offers unmatched walkability and neighborhood energy.

Fully Leased, Turnkey Asset The property is 100% occupied by a diverse mix of office and retail tenants, providing immediate cash flow and minimal management responsibilities. Each suite is in turn-key condition, minimizing or eliminating the need for tenant improvements.

Four-Tenant Building with Near-Term Rollover A balanced rent roll offers flexibility for a new owner — with the potential to renew tenants at market rates or occupy part of the building upon expiration, creating both income stability and upside opportunity.

High Demand Submarket RiNo remains one of Denver's strongest submarkets for both tenants and investors. Limited supply of small, high-quality buildings ensures continued rent growth and long-term value preservation.

Future Redevelopment Potential Zoned for three stories, 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 easy access to I-25, I-70, and RTD transit options, connecting tenants and customers across the metro area.



River North Art District

3330 Larimer St.

Centrally located
in Denver's premier food
& beverage neighborhood

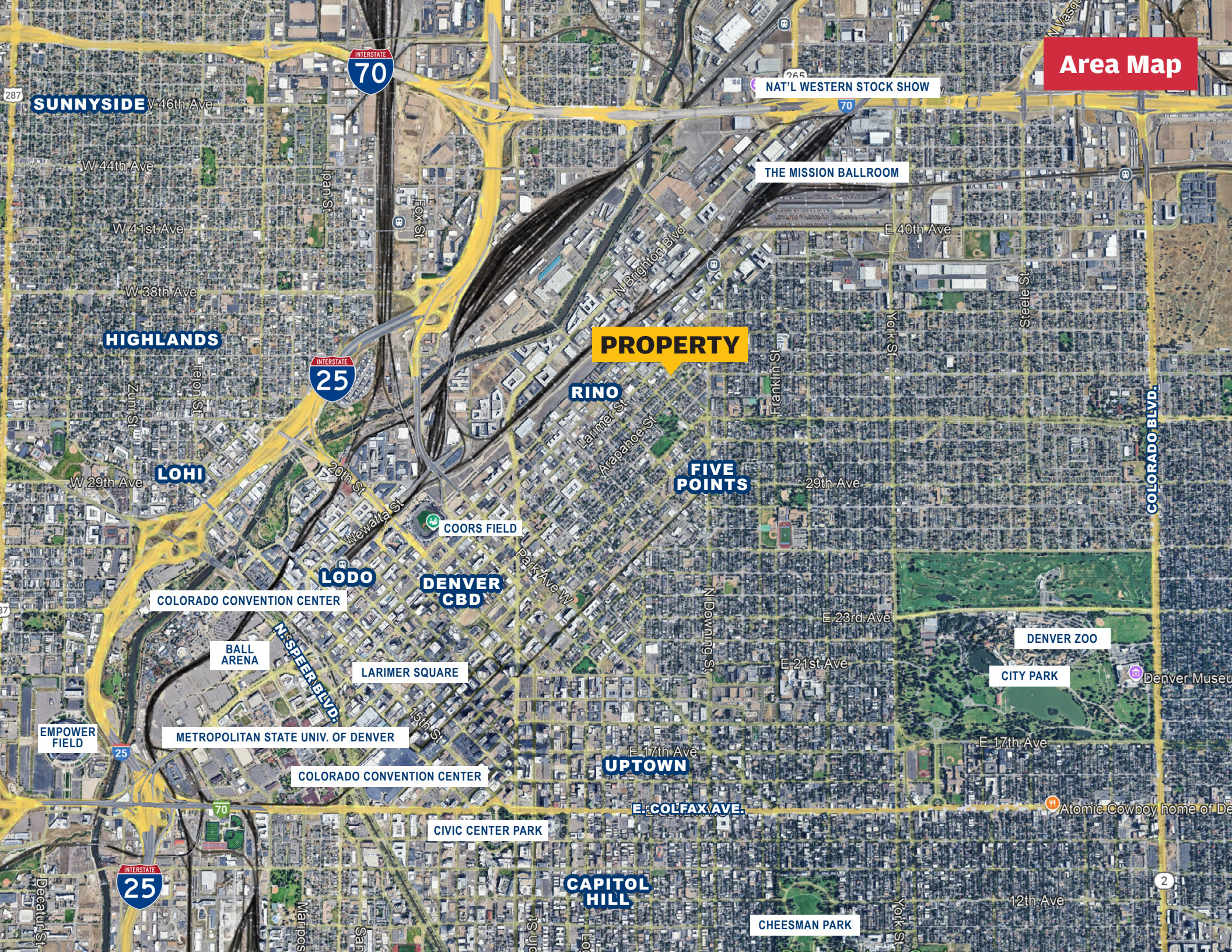
Denver's **River North Art District**—better known as RiNo—is a dynamic, ever-evolving neighborhood where creativity and culture collide.

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

HIGHLANDS

LOHI

LODO

DENVER
CBD

RINO

FIVE
POINTS

UPTOWN

CAPITOL
HILL

CHEESMAN PARK

NAT'L WESTERN STOCK SHOW

THE MISSION BALLROOM

COLORADO CONVENTION CENTER

BALL
ARENA

LARIMER SQUARE

METROPOLITAN STATE UNIV. OF DENVER

COLORADO CONVENTION CENTER

CIVIC CENTER PARK

DENVER ZOO

CITY PARK

Denver Museum of Nature & Science

Atomic Cowboy home of De

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

Halfdays is a women's outdoor and ski apparel brand founded by Kiley McKinnon, Ariana Ferwerda, and Karelle Golda. The company blends fashion-forward design with technical performance, creating high-quality gear made specifically for women. The RiNo location serves as Halfdays' Denver office, situated in the heart of one of the city's most vibrant creative districts. [Website](#)

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

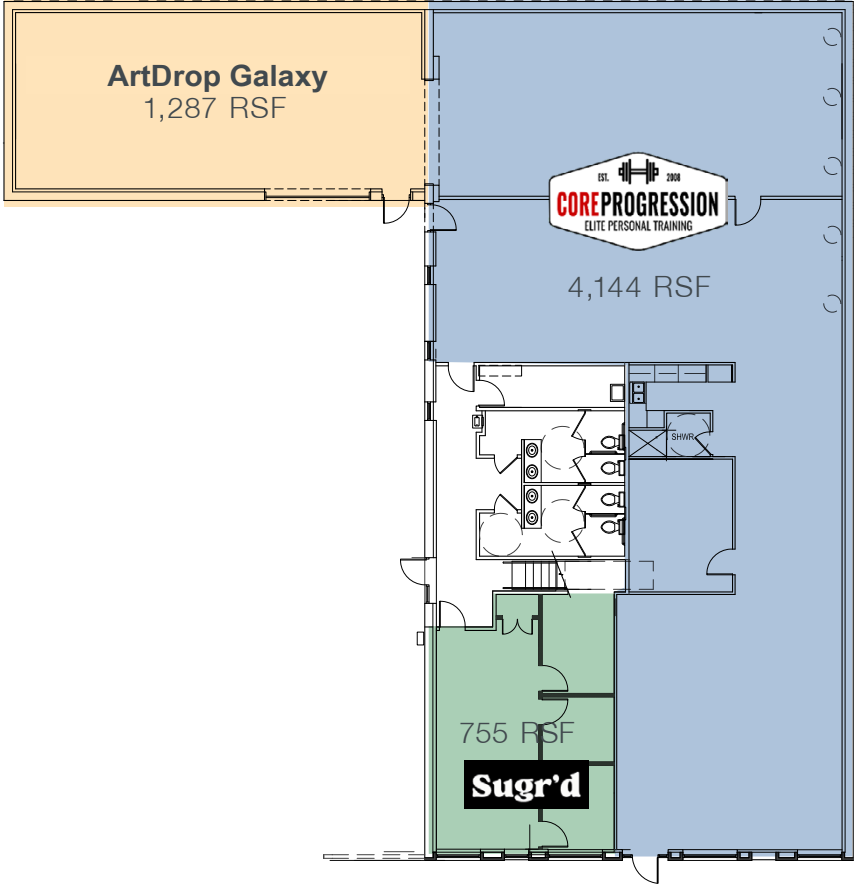
The world is our art galaxy

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



LARIMER ST.

2ND FLOOR



LARIMER ST.

Photos



Core Progression



Halfdays



Sugr'd



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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