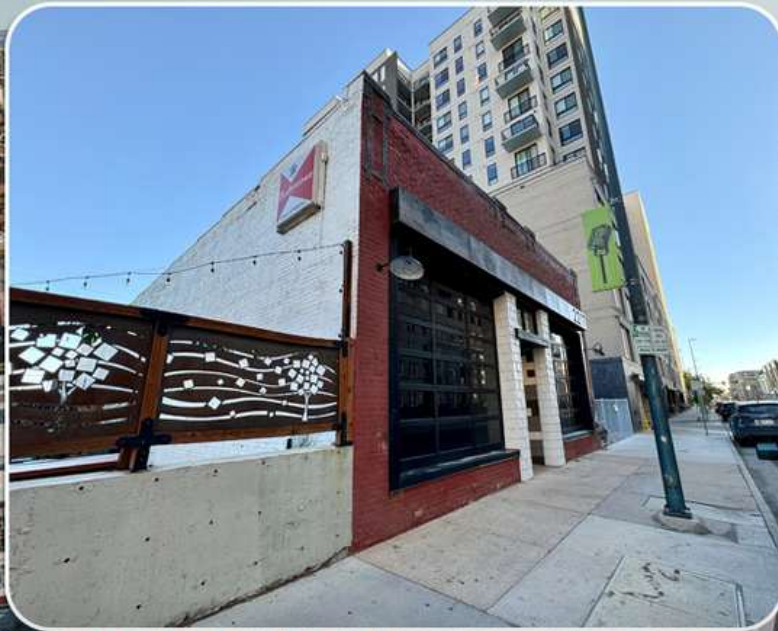


Retail/Office Property for Sale or Lease

2217 WELTON STREET,
DENVER, CO 80205



PARK AVENUE

WELTON STREET

22ND STREET



Lead Broker

Montana Rae
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Boston@henrygroupe.com
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Embrace the opportunity to own or lease a standout property in Denver's vibrant Five Points neighborhood, renowned for its rich history and eclectic energy.

This 4,700-square-foot building combines vintage charm and modern versatility, featuring original exposed brick walls, soaring ceilings, and inviting glass garage doors that bring in natural light and create an open, airy atmosphere.

The flexible layout makes this space perfect for various ventures—from a lively bar, restaurant, or event center to a boutique hotel, office space, co-working hub, fitness studio, or brewery.

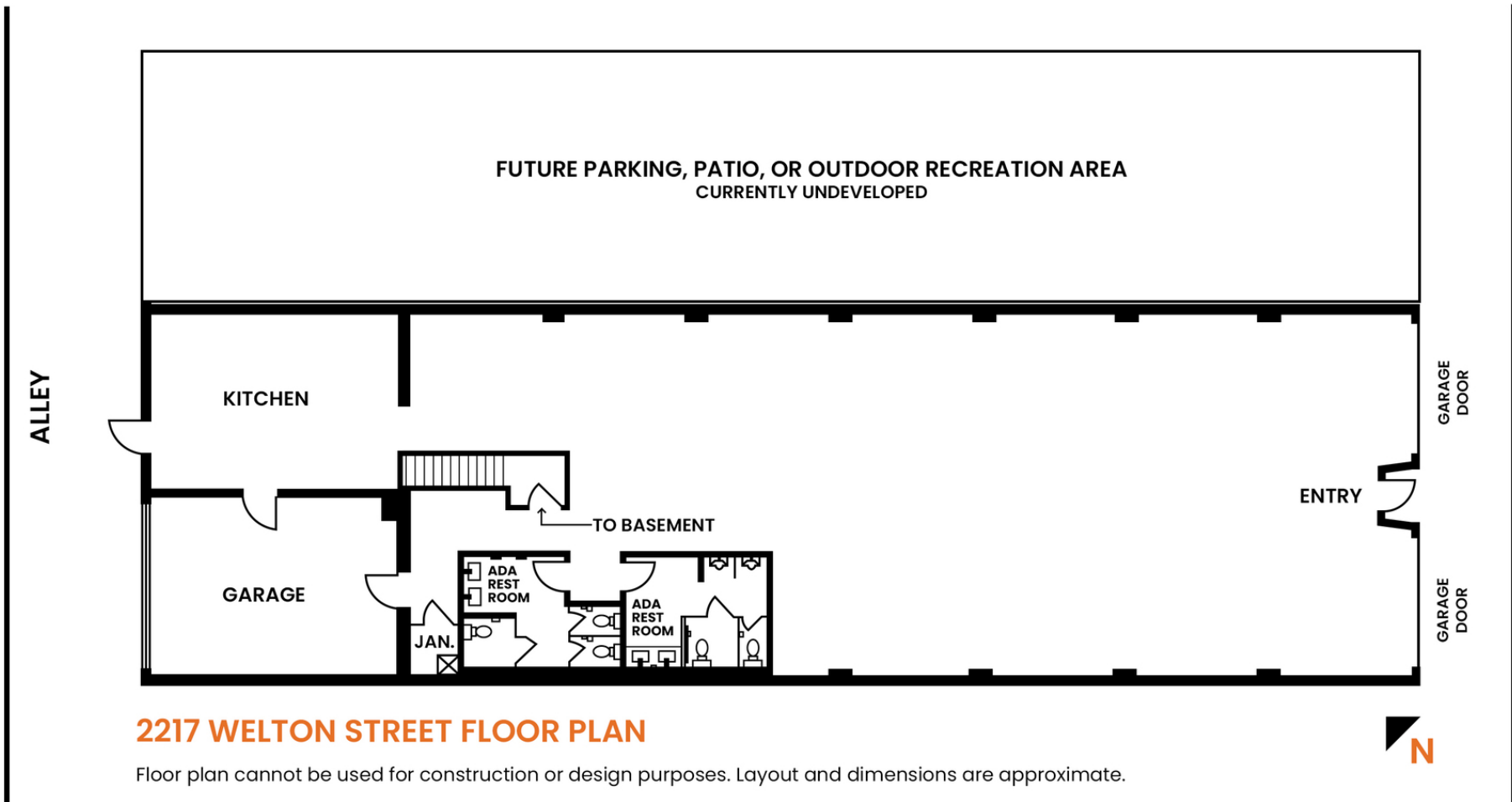
This listing also includes the adjacent lot (2223 Welton Street), offering the opportunity to develop ample parking or a spacious outdoor area for recreation, events, or dining.

PROPERTY HIGHLIGHTS

- Suitable for a restaurant, bar, event center, boutique hotel, office or co-working, fitness, brewery, and more or can be redeveloped up to 12 stories
- Glass roll-up garage doors
- Transferrable cabaret license
- Hood System in place (no grease trap)
- New high-end multifamily development surrounding
- Light rail station directly across the street at 20th and Welton
- Mural opportunity



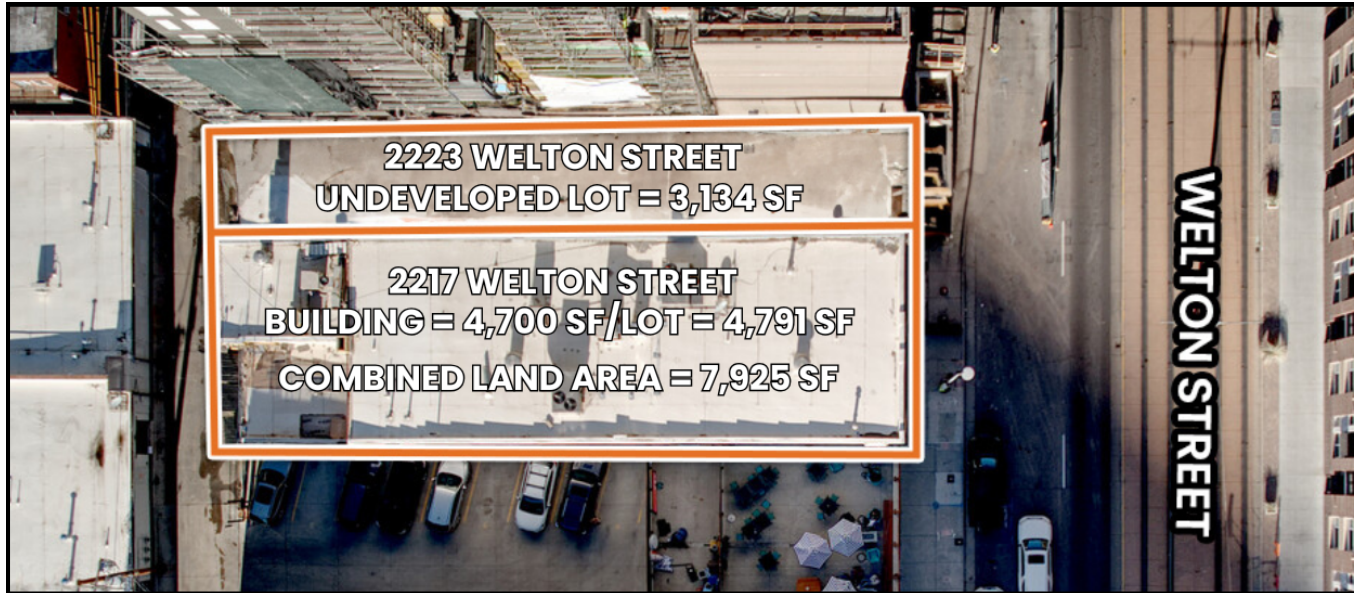
Building Size	4,700 SF
Lot Size	7,925 SF 0.18 Acre
Type	Retail
Sale Price	Contact Broker
Lease Rate	\$30/SF/YR \$8/SF NNN
Property Address	2217 Welton Street, Denver, CO 80205
Submarket	Five Points
County	Denver
Zoning	C-MS-12
Year Built Year Renovated	1921 2020
Year Renovated	2020
2023 Taxes	\$28,063



2217 WELTON STREET FLOOR PLAN

Floor plan cannot be used for construction or design purposes. Layout and dimensions are approximate.

PROPERTY CONFIGURATION & PROPOSED STOREFRONT DESIGN



Parking and Outdoor Space: A rare find in the heart of Denver

2217 Welton will be conveyed together with the adjacent lot at 2223 Welton Street. This undeveloped parcel offers a blank canvas for creativity, functionality, and value.

Whether utilized as essential parking, an inviting patio, or a dynamic outdoor recreation area, this property provides flexible opportunities to enhance the overall asset and maximize its potential.



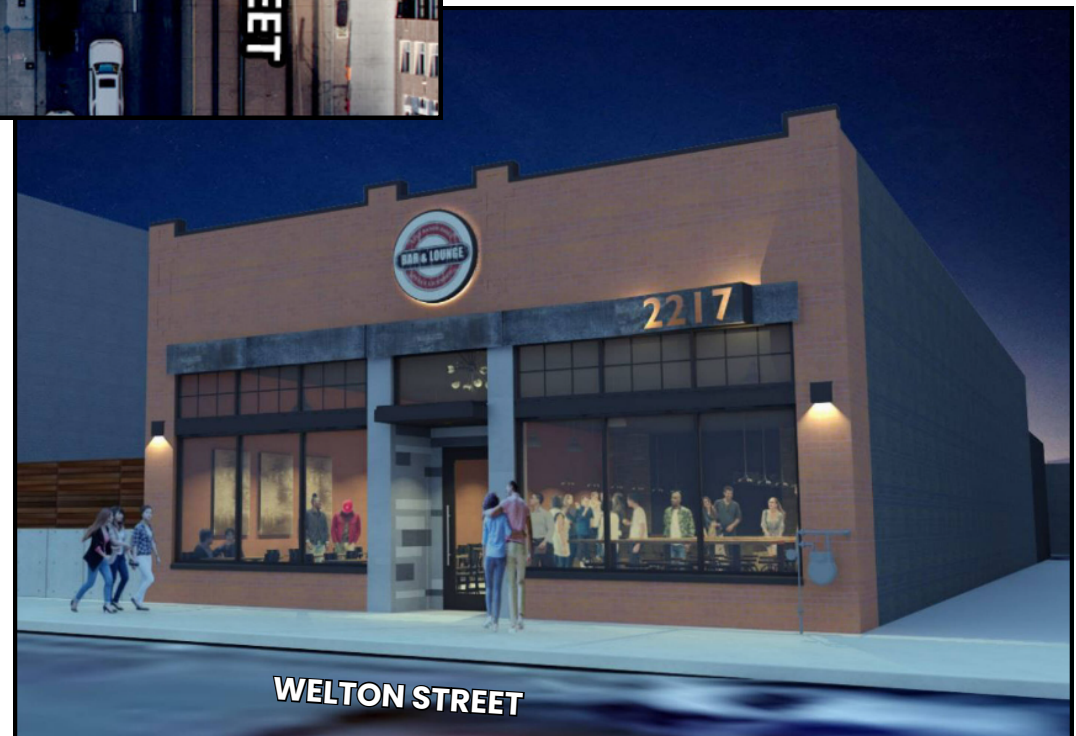
An Inviting Storefront Welcomes the Five Points Neighborhood

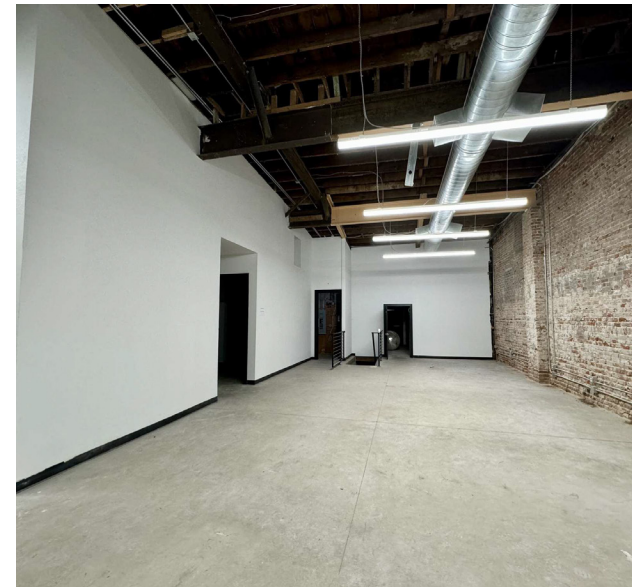
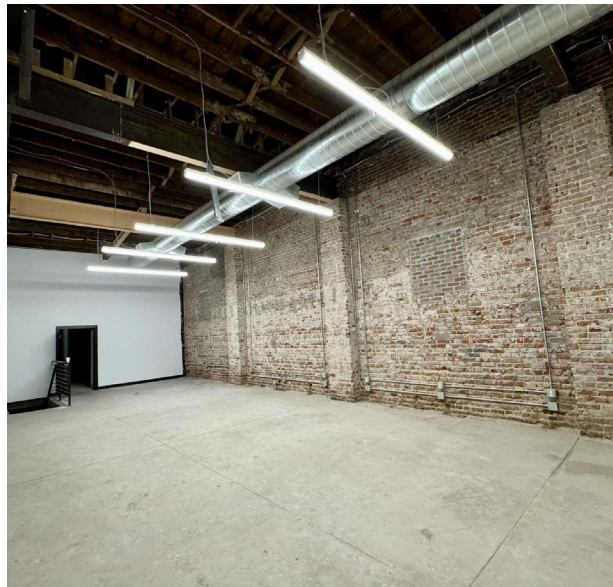
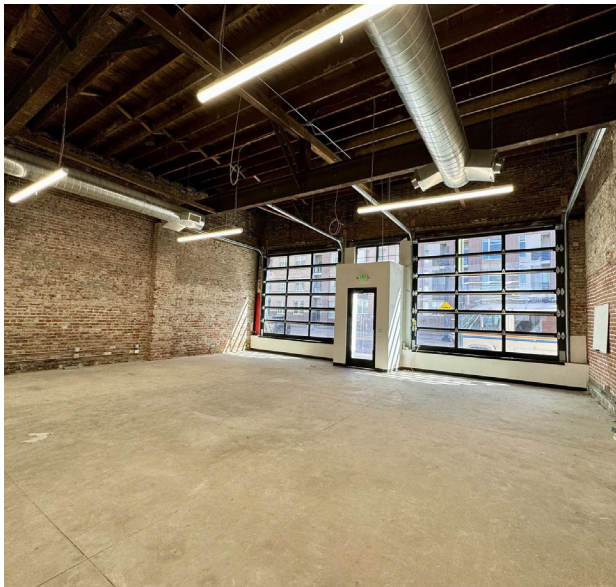


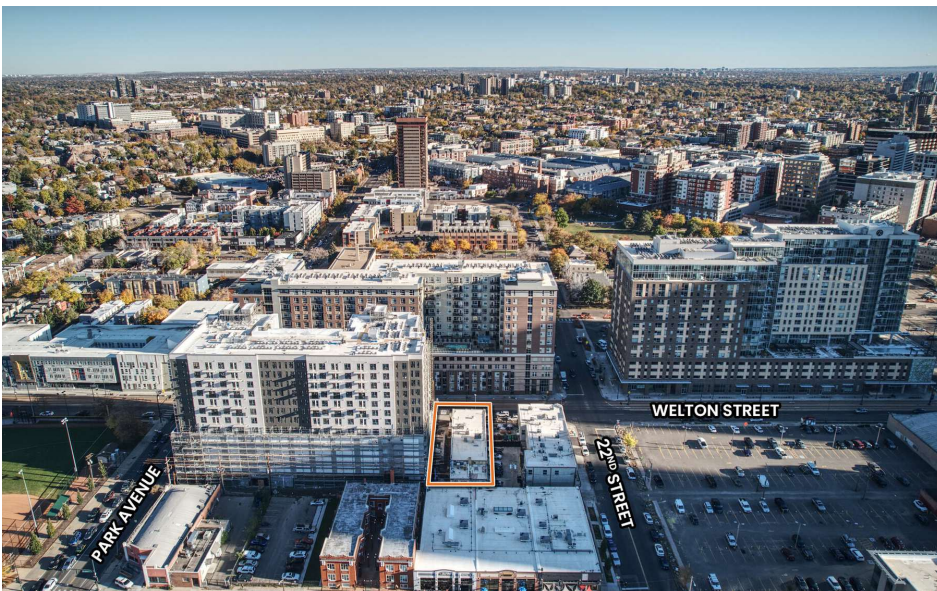
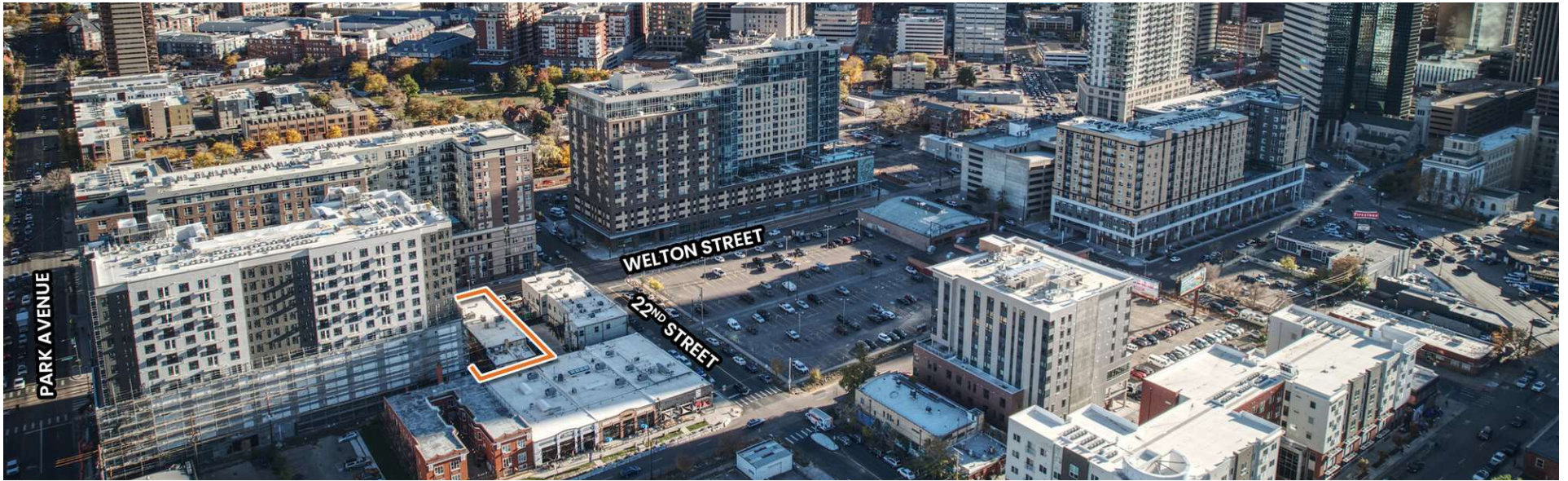
This rendering brings to life the vision for the dynamic storefront at 2217 Welton Street. With prominent signage opportunities and a prime location along the bustling Welton corridor, this property offers unmatched versatility for a range of uses.

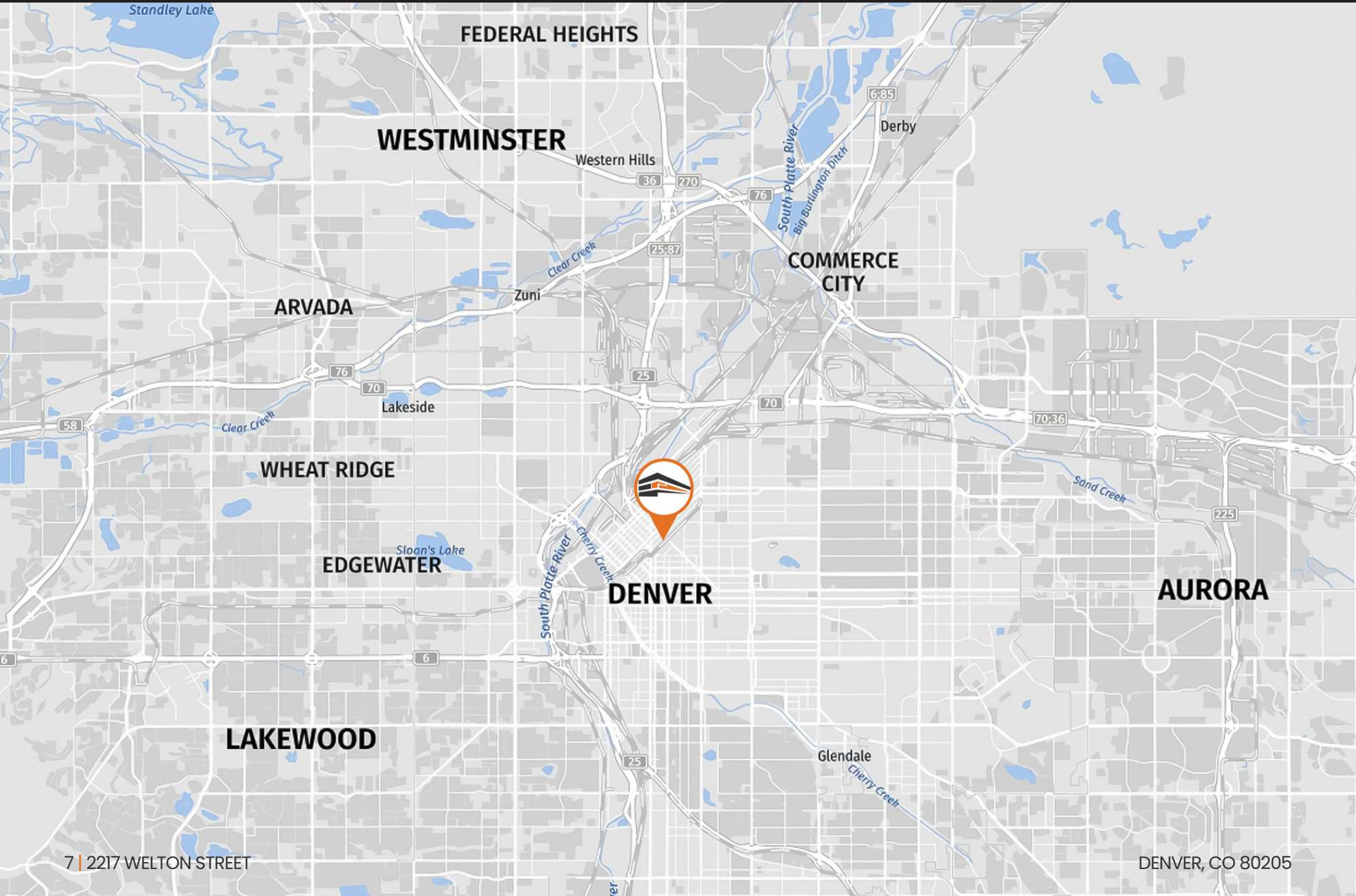
The open area to the right of the building depicts the vacant lot, 2223 Welton Street, which can be enclosed with fencing for enhanced privacy and security to adapt to various requirements.

With convenient access from Welton Street and seamless connectivity to the alley behind the property, the site maximizes functionality and usability, making every square foot an opportunity to thrive.











INTERSTATE 25

RiNo
(RIVER NORTH ART DISTRICT)

FIVE POINTS NEIGHBORHOOD

COORS FIELD

UNION STATION

MCGREGOR SQUARE

SOLERA APARTMENTS

CENTRAL BUSINESS DISTRICT

BALL ARENA



DENVER PAVILIONS

COLORADO CONVENTION CENTER

COLORADO STATE CAPITOL

DENVER ART MUSEUM

RADIANT

ONE CITY BLOCK APARTMENTS

STEBEN'S UPTOWN

COLORADO STATE CAPITOL

CITY PARK WEST NEIGHBORHOOD

CERVANTES' MASTERPIECE

ROXY

ROSENBERG'S BAKES & DELICIOUSSES

SONNY LAWSON DOG PARK

WELTON ROOM

THE HORSEY

WELTON PARKS APARTMENT

arapahoe SQUARE

BENEDICT FOUNTAIN PARK

COPERA PASTA BAR

8 227 WELTON STREET

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Denver's Five Points neighborhood, famously dubbed the "Harlem of the West," carries a storied legacy as a hub of jazz and cultural richness. Its history continues to echo through the community, shaping its distinct character and appeal.

Today, Five Points blends historic charm with modern energy, evolving into a vibrant, eclectic urban hub. The neighborhood boasts newly built multifamily developments, an array of diverse retail spaces, trendy restaurants, and lively entertainment venues, making it a magnet for those seeking a dynamic city lifestyle.

Just minutes from Lower Downtown, Uptown, and major highways, Five Points offers unparalleled convenience alongside a deep connection to Denver's cultural roots. Recent investments, including the introduction of light rail by Denver's Regional Transportation District, have spurred significant growth and transformation in the area.

This rapid development has sparked conversation around preserving the neighborhood's unique culture and identity—an enduring reminder of its vital contribution to Denver's story.



Photos sourced from Five Points BID

Learn more at www.fivepointsbid.com

With the recent opening of the Five Points Business District Office, there is renewed interest in the area along with renewed hope.

The Five Points Business District Office is responsible for growing and developing the Welton Street Corridor and promoting and empowering the broader Five Points community. Funded by Denver's Office of Economic Development, the office is part of the city's new Neighborhood Marketplace Initiative.

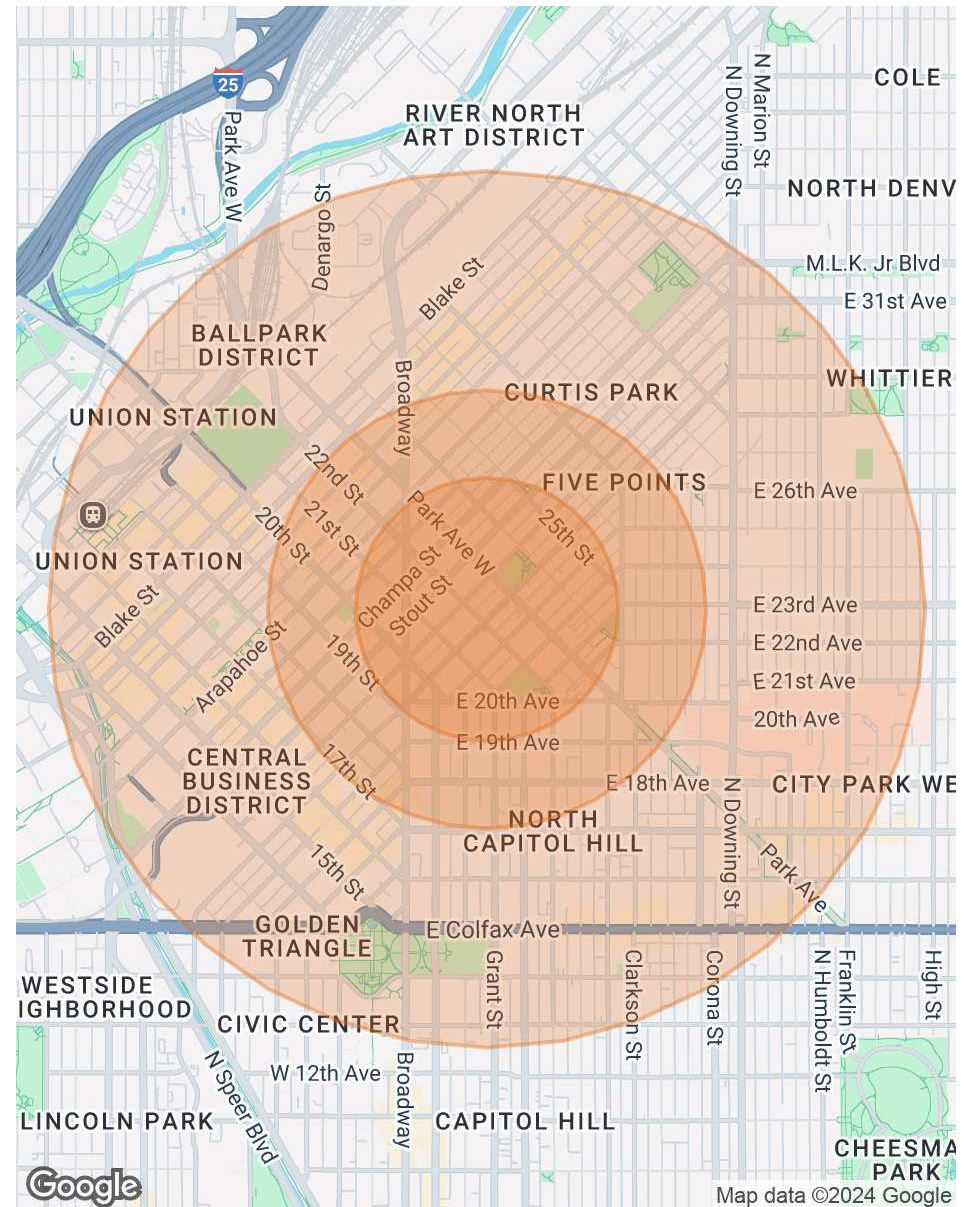
The goals of the Five Points Plan are to strengthen the Welton Corridor through:

- Creating a more accessible and relevant business district for nearby residents through attracting and supporting the right services, amenities, and retail to the corridor;
- Responding to the development, land use, and small business challenges currently facing the corridor;
- Developing strong relationships between corridor businesses and property owners, residents, and community leaders to strengthen and improve the Welton Corridor;
- Attracting new development and investment to the corridor;
- Branding and promoting the corridor as a tourist destination;
- Empowering and unifying the broader Five Points community.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,597	16,322	48,282
Average Age	38	37	38
Average Age (Male)	38	38	38
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,943	9,476	28,679
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$111,659	\$110,850	\$124,013
Average House Value	\$742,169	\$760,544	\$768,488

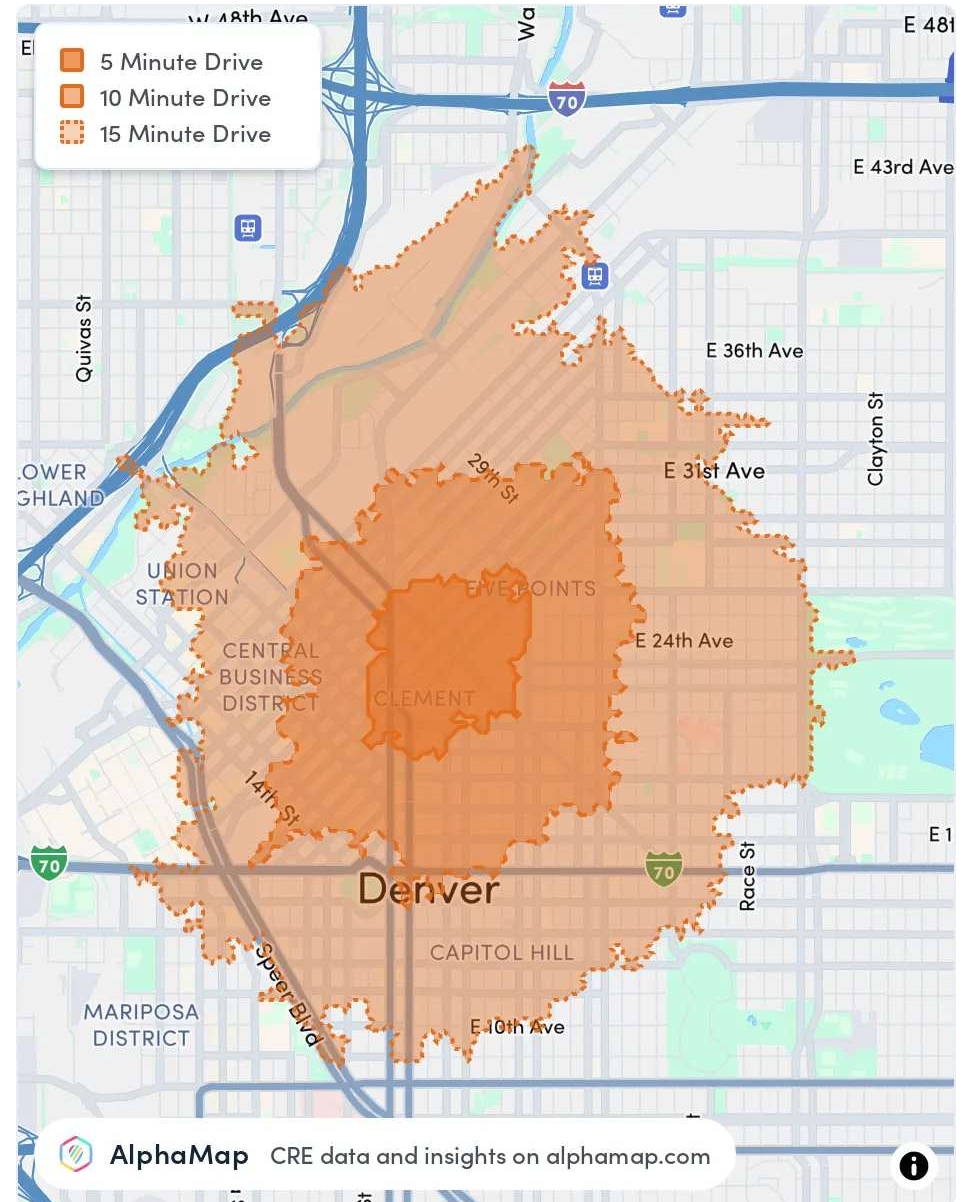
Demographics data derived from AlphaMap



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,735	22,459	55,166
Average Age	38	37	37
Average Age (Male)	38	38	37
Average Age (Female)	38	37	36

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,358	13,097	31,056
Persons per HH	1.7	1.7	1.8
Average HH Income	\$110,975	\$112,637	\$120,090
Average House Value	\$769,577	\$740,972	\$754,850
Per Capita Income	\$65,279	\$66,257	\$66,716

Map and demographics data derived from AlphaMap



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