

2246

LARIMER STREET
DENVER, CO 80206

\$35/PSF NNN
LEASE RATE

3,116 - 7,096 SF
RESTAURANT/
EVENT SPACE /
WINE PRODUCTION

 TURNKEY RESTAURANT



ADJACENT TO SNOOZE
& LA DIABLA

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Total SF:	7,096 SF
Restaurant SF:	3,980 SF
Wine Production SF:	3,116 SF
Lease Rate:	\$35 PSF NNN
Taxes & Insurance:	\$13.87 PSF
Y.O.C.:	1970
Building Size:	7,096
Renovated:	2020
Zoning:	C-MX-8
County:	Denver
Vehicle Count:	26,670 VPD
Parking:	6 Spaces on Piazza ("Patio")

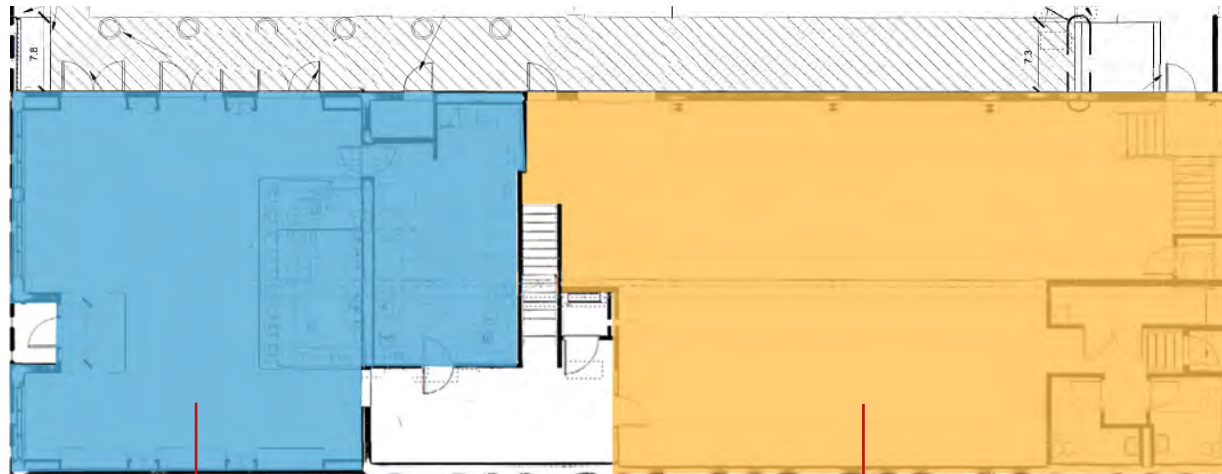
PROPERTY OVERVIEW

2246 Larimer Street is a 7,096 square foot building. Currently it is home to the Attimo Winery and most recently the restaurant 5th String. The property was recently renovated in 2020. All of the building system were upgraded at that time. A new tenant could occupy the whole building or a portion of the property. As you enter the property, you are greeted by a beautiful dining room with an exquisite tile flooring throughout. In the rear of the property, you will find the wine production facility that could be used as additional dining space, event space, prep space, or private party area. Upstairs the building has a two spaces. A large beautiful open event space with an exposed timber roof, and a separate room that could be used as a private dining area. There are endless amounts of options!! The property was tastefully updated and is ready for a new operator to make their mark.

PROPERTY HIGHLIGHTS

- Great Location | Ballpark Neighborhood
- Beautifully finished restaurant space.
- Adjacent to Snooze, Marco's Coal Fired Pizza, Wonderyard, La Diabla, and Coors Field.
- No hood or grease trap in restaurant space.
- Strong demographics | \$114k Avg HHI (1 Mile Radius)
- Opportunity for outdoor patio | Can seat 60 additional patrons
- Property could be made for sale - Please call broker for details.

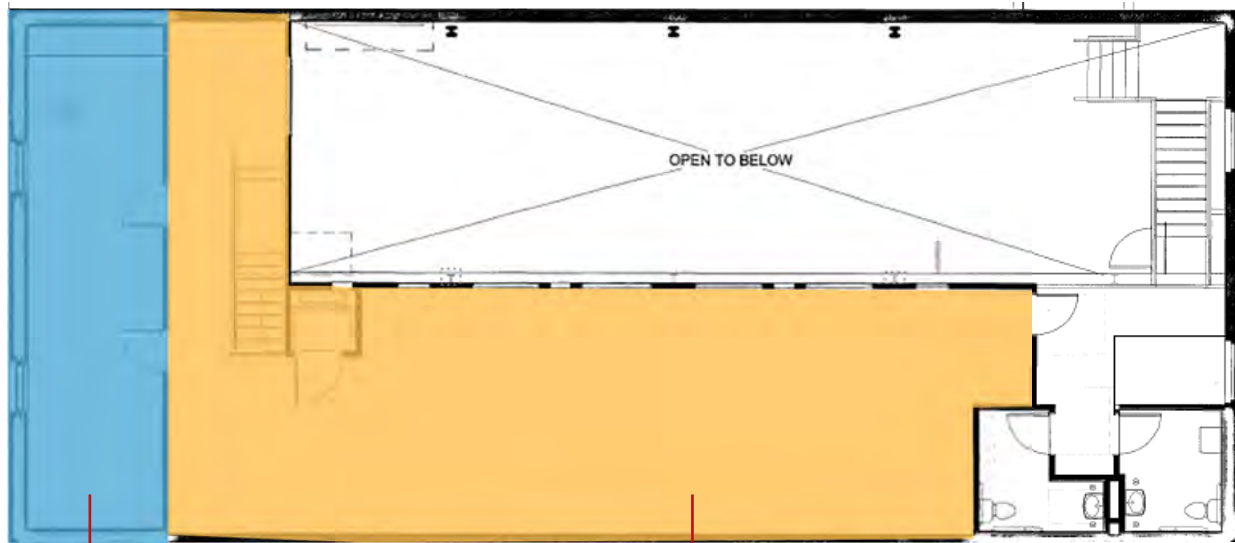
1ST FLOOR



RESTAURANT SPACE - 1,884 SF

WINE PRODUCTION | ADDITIONAL DINING SPACE | PREP SPACE | PRIVATE PARTY SPACE - 3,116 SF

2ND FLOOR



OFFICE OR PRIVATE DINING - 806 SF

EVENT SPACE - 1,290 SF

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



Kitchen



Kitchen



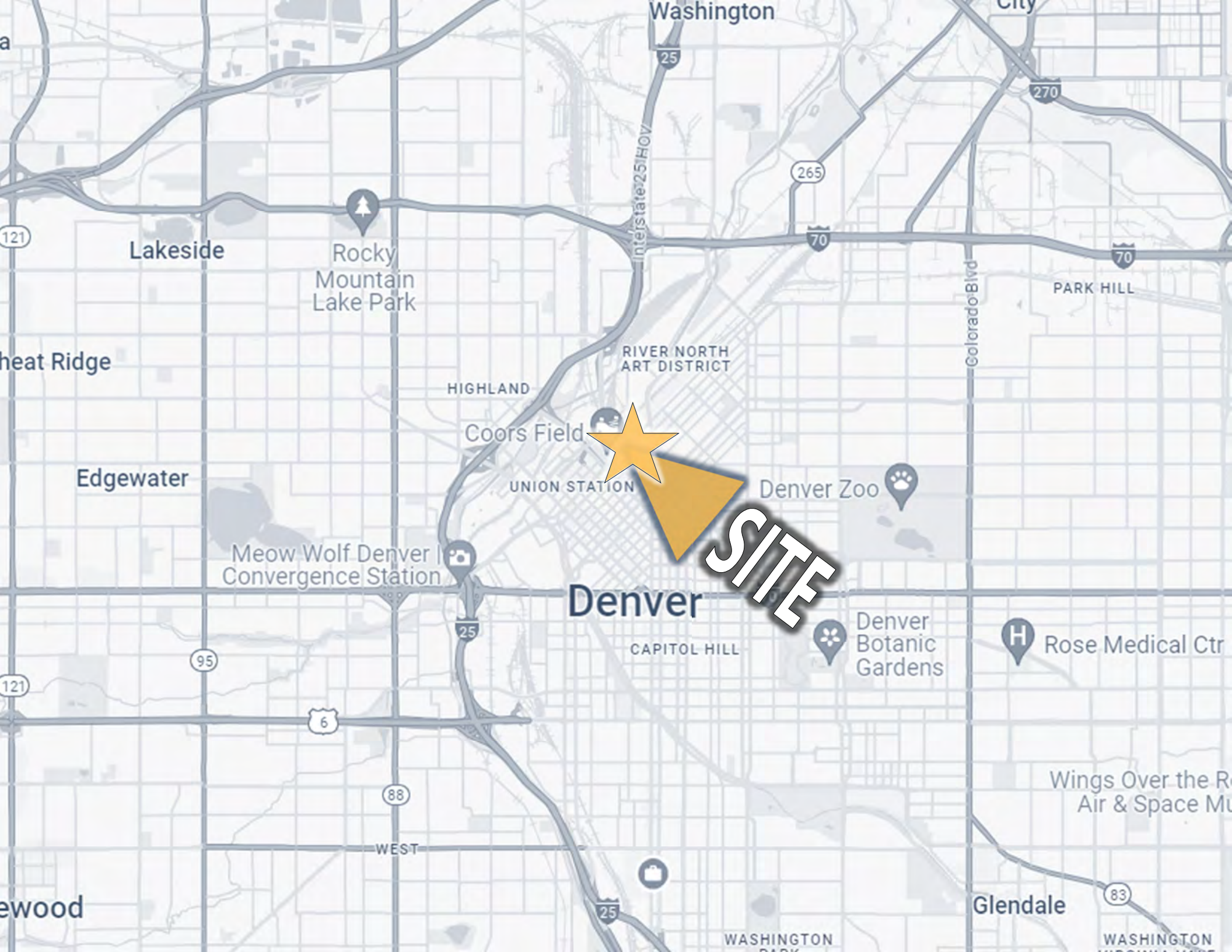
Kitchen



Lift

ADDITIONAL PHOTOS





SITE

Denver

UNION STATION

HIGHLAND

Coors Field

RIVER NORTH
ART DISTRICT

Denver Zoo

Denver
Botanic
Gardens

Rose Medical Ctr

Wings Over the R
Air & Space Mu

Glendale

WASHINGTON
PARK

WASHINGTON
PARK

Lakeside

Rocky
Mountain
Lake Park

Heat Ridge

Edgewater

Meow Wolf Denver |
Convergence Station

ewood

WEST

Washington

City

PARK HILL

Colorado Blvd

Interstate 25 HOV

265

70

270

70

95

6

88

25

83

121

121



OVER 2.6 MILLION
ATTENDEES IN 2023



THE DOUGLAS
• 310 Units



20TH STREET

THE BATTERY ON BLAKE
• 164 UNITS
TWENTYONE 01 ON MARKET
• 226 UNITS

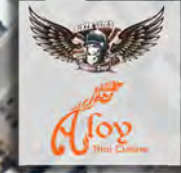
PREMIER LOFTS
• 250 UNITS
BURLINGTON HOTEL LOFTS
• 38 UNITS



SITE



WAZEE STREET



22ND STREET

18TH STREET



LAWRENCE STREET

POINT 21 URBAN FLATS
• 212 Units
2099 LAWRENCE
• 180 Units
KENECT DENVER
• 438 Units

BLAKE STREET

MARKET STREET

THE FITZGERALD
• 282 UNITS
SUNSET PARK APARTMENTS
• 242 UNITS

MARKET STATION
• 225 Units

LARIMER STREET



RESTAURANT ROW

The 2100 & 2200 block of Larimer Street is slowly becoming one of the hottest new areas for restaurants. Marco's Coal Fired Pizza and La Diabla both won Michelin Stars in 2023. Wonderyard Garden & Table is the newest addition to the block, and the original Snooze is undergoing a renovation. Come join what is becoming one of the hottest new areas for dining.



LARIMER STREET

PARK AVENUE

DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2028 Projection	52,533	136,389	232,445
2023 Estimate	50,275	133,658	230,521
2010 Census	27,415	92,660	176,818
Growth 2023-2028	4.49%	2.04%	0.83%
Growth 2010-2023	83.39%	44.25%	30.37%
Median Age	37.00	36.60	36.70
Average Age	37.40	36.90	37.20
2023 Population by Race:			
White	41,916	111,174	193,751
Black	4,205	11,554	18,129
Am. Indian & Alaskan	650	2,453	4,698
Asian	1,847	3,721	5,998
Hawaiian & Pacific Island	92	253	409
Hispanic Origin	50,275	133,658	230,521
Other	1,565	4,505	7,535
U.S. Armed Forces:			
	6	10	49
Households:			
2028 Projection	31,332	75,369	119,646
2023 Estimate	29,897	73,892	118,656
2010 Census	15,266	50,460	89,571
Growth 2023-2028	4.80%	2.00%	0.83%
Growth 2010-2023	95.84%	46.44%	32.47%
Owner Occupied	8,886	22,909	43,197
Renter Occupied	21,012	50,983	75,459
2023 Avg Household Income	\$114,661	\$102,802	\$104,893
2023 Med Household Income	\$92,650	\$76,225	\$77,208

Radius	1 Mile	2 Mile	3 Mile
2023 Households by Household Inc:			
<\$25,000	5,179	15,669	22,949
\$25,000 - \$50,000	3,015	10,482	17,256
\$50,000 - \$75,000	4,447	10,393	17,982
\$75,000 - \$100,000	3,269	8,205	12,913
\$100,000 - \$125,000	3,313	7,253	12,074
\$125,000 - \$150,000	3,277	6,495	9,758
\$150,000 - \$200,000	3,159	6,241	10,545
\$200,000+	4,239	9,154	15,178
2023 Population by Education			
Some High School, No Diploma	2,509	8,972	16,726
High School Grad (Incl Equivalency)	3,680	11,786	21,831
Some College, No Degree	7,914	19,756	33,314
Associate Degree	3,816	9,727	16,398
Bachelor Degree	16,289	39,367	63,701
Advanced Degree	9,182	22,298	37,527
2023 Population by Occupation			
Real Estate & Finance	3,126	7,720	12,560
Professional & Management	27,583	69,571	112,385
Public Administration	1,144	2,999	5,633
Education & Health	5,352	16,642	27,920
Services	4,366	12,066	20,578
Information	1,213	3,350	5,199
Sales	5,652	15,648	26,306
Transportation	2,834	6,828	11,743
Retail	2,172	5,823	10,060
Wholesale	822	2,144	3,963
Manufacturing	1,838	4,903	7,532
Production	1,472	4,941	8,611
Construction	992	3,276	6,731
Utilities	1,430	3,246	5,076
Agriculture & Mining	187	783	1,505
Farming, Fishing, Forestry	28	166	233
Other Services	1,006	3,386	6,377

Exclusive Agents

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