



OFFERING MEMORANDUM



1901-1917
CHESTNUT PLACE
 DENVER, CO 80202

Shames Makovsky

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EXECUTIVE SUMMARY

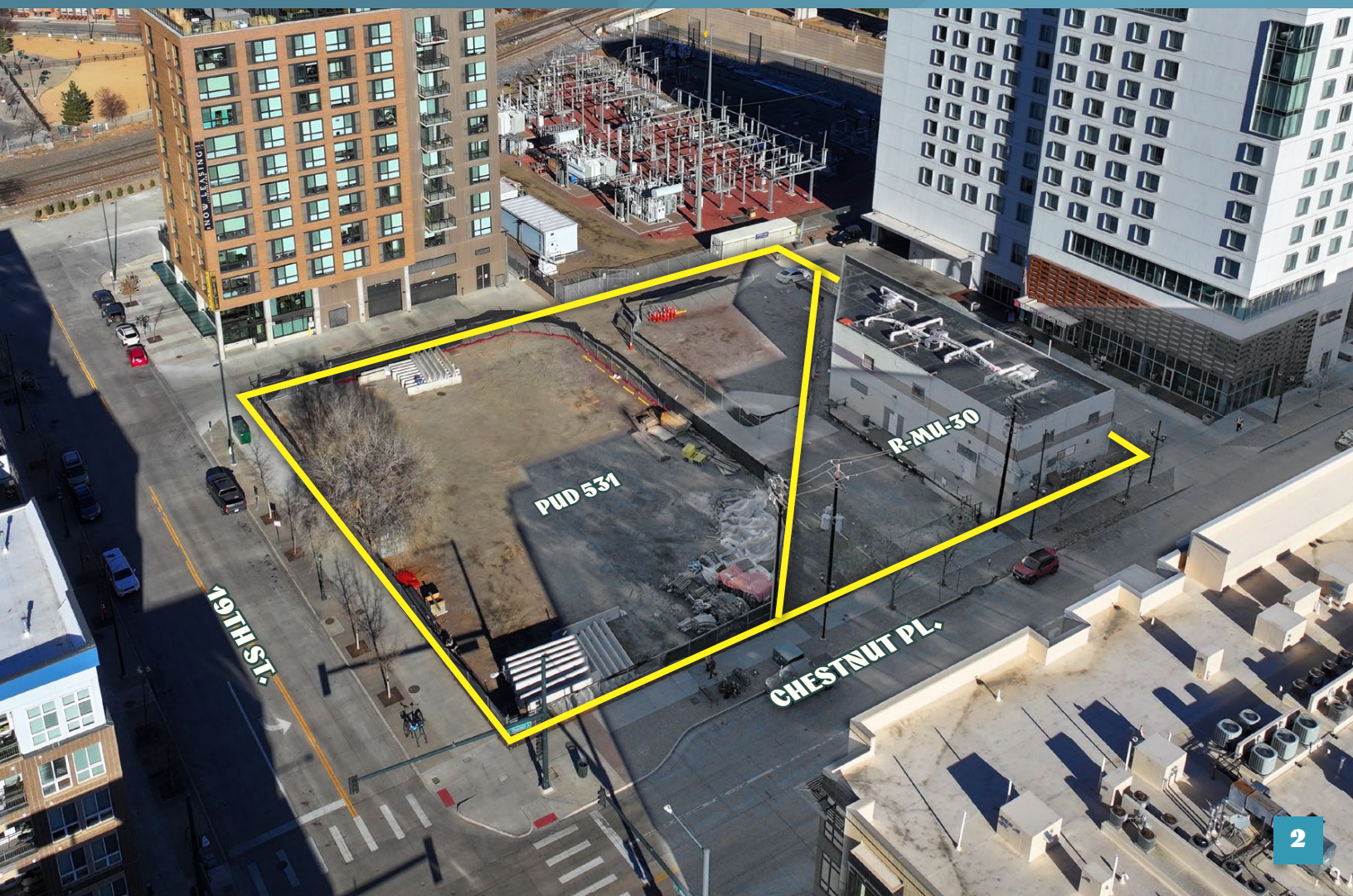
SIZE	44,314 SF
SALE PRICE	\$11,079,000 (\$250/SF)
ZONING	PUD 531 and R-MU-30 w/ waivers
WALK SCORE	86/100
TRANSIT SCORE	83/100
APPROVED SDP	177 Dwelling Units, 8,263 SF retail

The energy, mix of uses and connectivity of the Union Station area represents a fully functioning urban community. Complete with grocery, personal services, fitness, and food and beverage, the site plugs into an already vibrant urban neighborhood.

The surrounding area blends historic charm with contemporary energy. LoDo, one of Denver's oldest neighborhoods, features brick warehouse architecture repurposed into trendy lofts, boutique shops, and acclaimed restaurants, with Coors Field (home of the Colorado Rockies) and vibrant 16th Street just blocks away.

To the east, parts of the Five Points and Union Station North neighborhoods offer a mix of cultural heritage and modern redevelopment, while the creative pulse of the River North (RiNo) Arts District lies just beyond, known for its murals, breweries, food halls, and lively nightlife.

This intersection of history, transit connectivity, and urban amenities makes 1917 Chestnut Place a compelling address, whether envisioned as residential, commercial, or mixed-use, at the crossroads of Denver's past and its future.



N

DOWNTOWN DENVER

FIVE
POINTS

BROADWAY

COLFAX AVE.

SPEER BLVD.

COLORADO
CONVENTION
CENTER

16TH STREET RESTAURANTS AND CAFES, ETC.

Blue Agave Grill
5280 Burger Bar
Menya Noodle Bar
Maggiano's Little Italy
Appaloosa Grill
Henry's Tavern
Little Finch
Ajax Downtown

Corner Bakery Cafe
Krispy Kreme
H&M
54thirty Rooftop
Flight Club Denver
Union Lodge No.1
...and many more

LODO RESTAURANTS & CAFES

Snooze A.M. Eatery
The Delectable Egg
Syrup
Sam's No. 3
Onefold
Thirsty Lion
Nola Jane
The Pig & The Sprout
Work & Class
Mercantile
Tavernetta
Rioja
Hopdoddy Burger Bar
Komotodo Sushi
Bubu
...and more

AURARIA
CAMPUS

COORS FIELD

McGREGOR
SQUAREUNION STATION
EST. 1881

16TH STREET

LODO

PROPERTY

20TH ST.

COMMONS
PARKELITCH
GARDENSCITY OF
GUERNAVACA
PARKDENVER
SKATEPARK

CHERRY CREEK TRAIL

SPEER BLVD.

LOHI RESTAURANTS & CAFES

Aviano
Root Down
Postino LoHi
The Hampton Social
Alma Fonda Fina
Bar Dough
Senor Bear
Tasty Pot
Teocalli Cocina LoHi
My Neighbor Felix LoHi
Cart-Driver LoHi
Work & Class
Wildflower

El Five
Briar Common Brewery
Little Owl Coffee
Steam Espresso Bar
Maci Cafe Espresso
Middle State Coffee
Art Club Coffee
Coffeegraph
Blue Sparrow Coffee
Metropolis Coffee
Krav Cafe
...and more

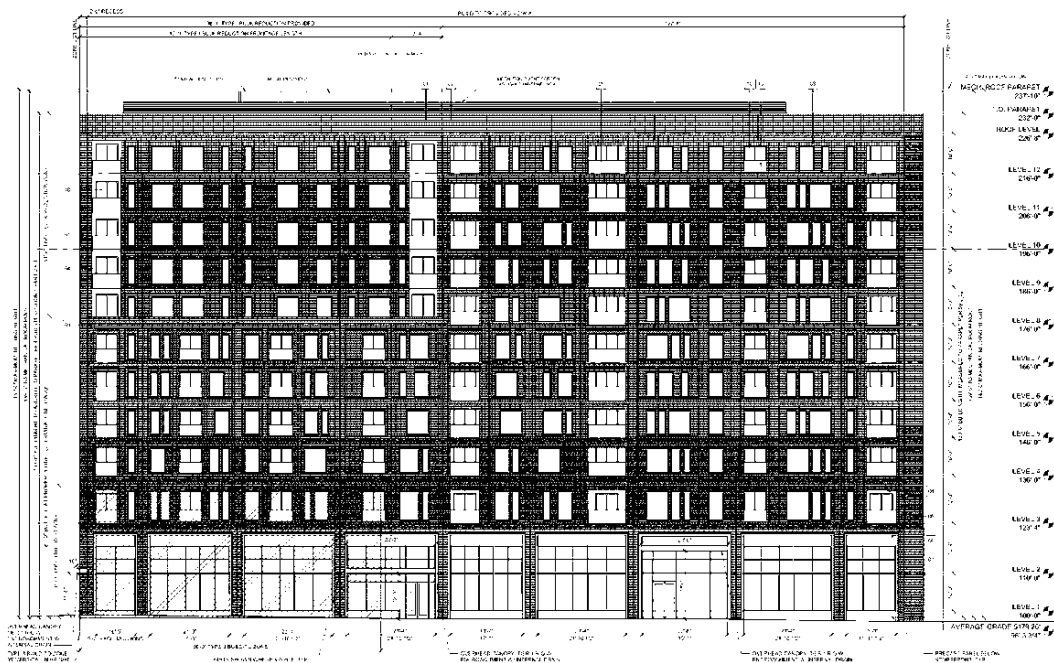
INTERSTATE
25INTERSTATE
25

LOHI



VIEW APPROVED SDP HERE

Building Stats	Total
Gross Floor Area (GFA)	
Residential	238,786
Retail	8,263
Unit Count	177
Parking Spots	153
Parking Ratio (Spots/Unit)	0.86





HIGHLIGHTS

- **Prime Downtown Location** in Denver's highly sought-after Union Station / Lower Downtown (LoDo) submarket
- **Represents the final lot within blocks of Union Station that has yet to be developed**
- **Flexible Zoning** The site allows a mix of uses from retail, to office to residential
- **Immediate Access to Dining & Entertainment**, including chef-driven restaurants, cocktail lounges, breweries, and cafés
- **Walkable Urban Environment** with easy connectivity to downtown offices, residential neighborhoods, and cultural attractions
- **Near Major Attractions** such as **Coors Field, McGregor Square** and **16th Street**
- Minutes from the **River North Art District (RiNo)**, offering murals, creative office space, food halls, and an energetic nightlife scene
- **Strong Mixed-Use Context**, surrounded by residential, office, hotel, and retail developments
- **Urban Infill Opportunity** in a supply-constrained downtown location with long-term growth fundamentals
- **Exceptional Visibility & Accessibility**, benefiting from downtown traffic patterns and proximity to major arterials



NEARBY AMENITIES

DINING & ENTERTAINMENT (Within 5-minute walk)

- **The Pig & The Sprout** – Popular New American restaurant on Chestnut Place itself
- **Woodie Fisher Kitchen & Bar** – Classic American eatery in historic Union Station area
- **Mercantile** – James Beard-quality dining with market café and chef-driven menu inside Union Station
- **The Kitchen American Bistro** – Elevated American bistro just a short stroll away
- **Rioja** – Highly rated upscale restaurant in Larimer Square
- **Tavernetta** – Italian fine dining on 16th Street Mall
- **Corinne Denver** – Stylish all-day café and restaurant near Union Station
- **Thirsty Lion** – Casual gastropub with broad menu right by Union Station
- **Nola Jane Restaurant & Bar** – Cajun-Creole inspired dining with lively bar atmosphere
- **A5 Steakhouse** – Classic steakhouse nearby on 15th Street
- **Ajax Downtown** – Contemporary American favorites on the 16th Street Mall

CAFES & CASUAL SPOTS

- **Snooze, an A.M. Eatery** – Popular breakfast & brunch spot
- **Onefold** – Highly rated breakfast/brunch café
- **Little Finch** – Casual American café on 16th Street Mall
- **The Wild** – Great choice for coffee by day and cocktails later

BARS & NIGHTLIFE

- **Society Sports And Spirits** – Sports bar with full whiskey list
- **Stout Street Social** – Classic lively bar not far on Blake Street
- **Yard House** – Large bar & restaurant with extensive beer selection
- **Flight Club Denver** – Fun cocktail bar with games like darts
- **Jackson's LODO** – Bar & grill with energetic vibe

WHY DENVER?

A Premier Location for Business Growth and Talent Attraction

Denver offers the scale of a major U.S. metro with the agility, talent depth, and lifestyle advantages that modern organizations seek. As the economic hub of the Rocky Mountain region, Denver consistently attracts companies, workers, and capital from across the country.

Population & Growth

Market Size & Economic Strength

- City population: ~729,000 residents
- Metro population: ~3.0 million (Denver–Aurora–Lakewood MSA)
- Metro GDP: ~\$312 billion, making Denver one of the largest regional economies in the U.S.
- Over 127,000 business establishments across the metro area

Denver's economy is diversified and resilient, anchored by professional services, technology, healthcare, aerospace, logistics, energy transition, and tourism.

Age & Workforce

- The Denver metro labor force is ~1.78 million people. (census.gov)
- The median age in the Denver metro region is ~37.2 years (metrodenver.org)
- 55.6% of adults age 25+ have a Bachelor's or higher
- 91.4% of adults have a High school degree
- 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, at ~\$61,202 (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.
- **Growing population:** Solid customer base, expanding labor force, continued growth via migration.
- **Quality of life:** Attractive climate, outdoor lifestyle (hiking / skiing / trails), cultural amenities (arts, entertainment, food & drink) — useful for attracting and retaining employees.
- **Infrastructure & connectivity:** Denver is a regional hub for transportation, also investment in amenities: parks, arts, events, sports venues.
- **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).
- **Industry diversity:** Strong presence in tech, aerospace, healthcare, business services, hospitality/ tourism, and more.

(denver.org)

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