

# 600

## E. 6TH AVE.

Denver, CO 80203

**FOR SALE: \$1,950,000**



**RETAIL OWNER-USER / VALUE-ADD INVESTMENT OPPORTUNITY | CAPITOL HILL**

**600 E. 6th Avenue** is a rare retail ownership opportunity located in the heart of Capitol Hill on the hard corner of 6th Avenue & Pearl Street, along one of Denver's most highly trafficked corridors. The property features 9,147 SF of ground floor retail space, seven (7) rare off-street parking spaces, and an additional 4,380 SF basement area not included in the quoted square footage, offering valuable storage and operational flexibility.

With exceptional visibility, strong surrounding demographics, and in-place income from an existing liquor store tenant, the property presents a compelling opportunity for an owner-user, investor, or value-add buyer seeking a well-located urban retail asset in one of Denver's most established and walkable neighborhoods.

**Shames  
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REALTY COMPANY

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## Property Facts

|                                      |                            |
|--------------------------------------|----------------------------|
| <b>Building Size</b>                 | <b>9,147 SF</b>            |
| <b>Lot Size</b>                      | <b>12,500 SF</b>           |
| <b>Year Built</b>                    | <b>1925</b>                |
| <b>Property Taxes</b>                | <b>\$58,316.02</b>         |
| <b>Zoning</b>                        | <b>U-MS-2</b>              |
| <b>Parking</b>                       | <b>7 Off-Street Spaces</b> |
| <b>Address</b><br>Per City of Denver | <b>560 N. Pearl Street</b> |

Sale Price

**\$1,950,000**

Price/SF Bldg

**\$213.18/SF**

Price/SF Land

**\$156/SF**



## Investment Highlights

### 9,147 SF Retail Opportunity in Capitol Hill

This rare urban retail asset provides a substantial footprint in one of Denver's most established and supply-constrained neighborhoods. The flexible layout is ideal for an owner-user, investor, or value-add buyer seeking a highly visible Capitol Hill location.

### Exceptional Visibility Along 6th Avenue

Positioned along heavily trafficked 6th Avenue, the property benefits from outstanding street presence, signage opportunities, and consistent daily vehicle exposure in the heart of Capitol Hill.

### Rare Off-Street Parking

The property includes seven (7) dedicated off-street parking spaces — an increasingly difficult amenity to find in dense urban neighborhoods like Capitol Hill.

### Additional 4,380 SF Basement Area

Beyond the main retail area, the building includes approximately 4,380 SF of additional basement space not included in the quoted square footage, providing valuable storage, operational flexibility, or future expansion potential.

### In-Place Income from Existing Liquor Store Tenant

The property features existing income from a liquor store tenant, offering immediate cash flow while preserving future flexibility for a buyer.

### Strong Owner-User or Value-Add Opportunity

The combination of location, visibility, parking, scale, and existing income presents a compelling opportunity for an owner-user seeking a flagship location or an investor pursuing long-term upside in a high-demand urban corridor.

### Premier Capitol Hill Location

Surrounded by dense residential housing, restaurants, bars, and neighborhood retail amenities, the property sits in one of Denver's most walkable and vibrant neighborhoods with strong long-term fundamentals.

Aerial

N

6TH AVE.

20,920  
VPD

PEARL ST.



# Site Plan

N

**Area 3**  
1,357 SF

**Area 1**  
6,710 SF

**Area 2**  
1,080 SF

**Area 1**  
602 E 6th Ave.  
6,710 SF

**Area 2**  
Liquor Store  
1,080 SF

**Area 3**  
560 Pearl St.  
1,357 SF

PEARL ST.

6TH AVE.

PEARL ST.



## Floorplans

(NOT TO SCALE)



**Photos**



**Potential Restaurant Buildout Renderings**



Aerial

N



TRADER  
JOE'S

après  
gouv's park  
CARBOY  
WINERY

Syrup

## Nearby Amenities

LOGAN ST.

LI  
Little India  
RESTAURANT & BAR

Cosmo's  
PIZZA

Moe's  
BROADWAY BAGEL

QDOBA  
MEXICAN EATS

N

PENNSYLVANIA ST.

6TH AVE.

PEARL ST.

Odyssey

Don's  
CLUB TAVERN

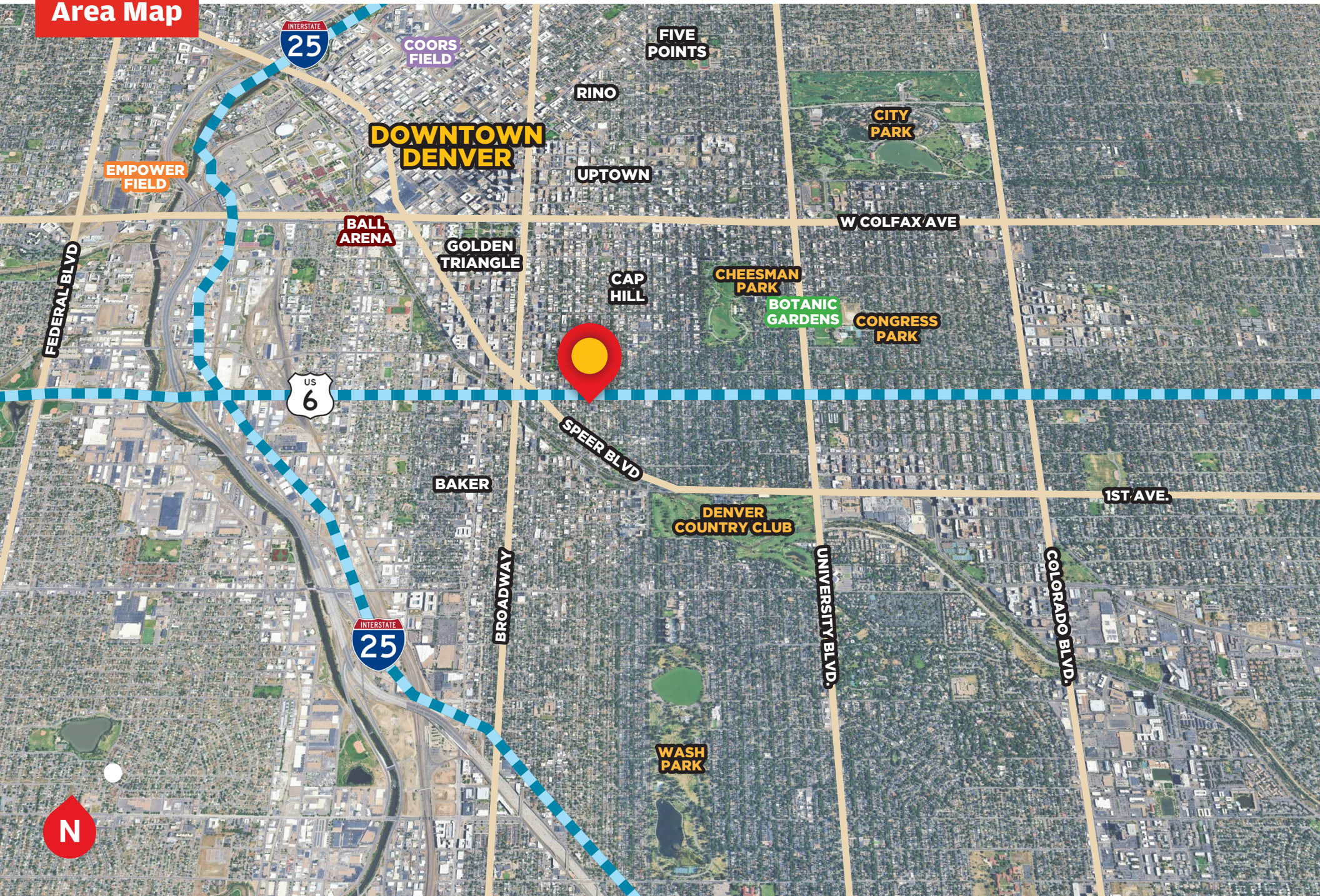
Angelo's  
Taverna

Pablo's  
COFFEE

brothers  
BBQ

WASHINGTON ST.

# Area Map



## Denver, CO

### 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.



- **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 MI      | 3 MI      | 5 MI      |
|---------------------------------|-----------|-----------|-----------|
| <b>2026 Population</b>          | 47,327    | 244,849   | 553,869   |
| <b>2031 Population (Est.)</b>   | 48,812    | 251,904   | 567,225   |
| <b>Average Household Income</b> | \$124,961 | \$134,833 | \$129,654 |
| <b>Total Consumer Spending</b>  | \$920.9M  | \$4.3B    | \$8.8B    |
| <b>Daytime Employees</b>        | 33,882    | 256,439   | 390,323   |

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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