

FOR SALE
\$1,250,000



3500 Mariposa St, Denver, CO 80211

For more information:

JAKE MALMAN

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Property Highlights

- » Prime corner location in Denver's highly desirable Lower Highlands neighborhood
- » Turnkey office space complemented by a separate two-bedroom, one-bath residential unit
- » Flexible live/work opportunity or office use with supplemental residential rental income
- » High-end furniture and office furnishings included with the sale
- » Residential unit currently leased at \$3,000 per month through August 14, 2027
- » Extensively renovated in 2022 with new flooring, HVAC, roofing and additional upgrades
- » Roof protected by a transferable warranty for added buyer confidence
- » Prominent corner positioning provides excellent visibility and signage potential
- » Detached garage featuring a recently installed roof



Property Details

Building Size	1,910 SF
Price/SF Bldg	\$654.45/SF
Land Size	3,120 SF
Price/SF Land	\$400.64/SF
Year Built	1906
Year Renovated	2022
Enterprise Zone	Yes
Zoning	U-TU-B2
Taxes	\$15,800.52 (2025)

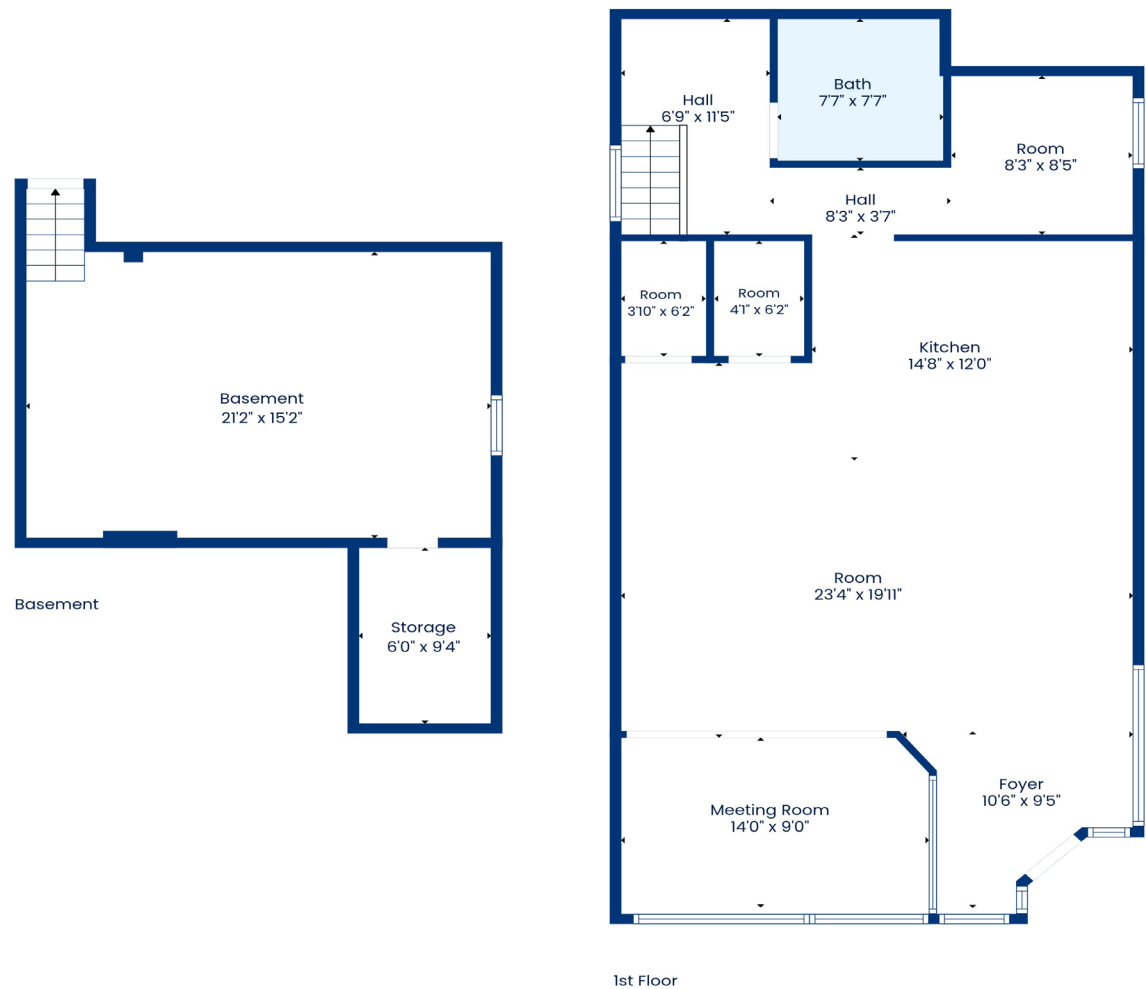
Sale Price: \$1,250,000

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Commercial Space Floorplan



Measurements Deemed Highly Reliable But Not Guaranteed.

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Residential Space



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Lower Highlands

Lower Highland, commonly known as LoHi, is one of Denver's most established and recognizable urban neighborhoods. Located immediately northwest of Downtown Denver and across the South Platte River from Union Station, the area provides convenient access to I-25, Speer Boulevard, the Central Platte Valley and the city's primary business and entertainment districts. Pedestrian and bicycle connections further integrate the neighborhood with Commons Park, the downtown core and surrounding destinations.

LoHi is characterized by a walkable street network, historic architecture and a strong mix of restaurants, bars, boutiques, fitness concepts and neighborhood-serving businesses. Older homes and renovated commercial buildings are complemented by newer apartment, condominium and mixed-use developments, creating a dense and active environment with a broad customer base. The neighborhood attracts residents, professionals and visitors throughout the day, with dining and entertainment uses helping extend activity into the evenings and weekends.

For retail investors and owner-users, LoHi offers the opportunity to establish a presence in one of Denver's most sought-after infill neighborhoods. Continued residential investment, proximity to major employment centers and the area's reputation as a lifestyle and dining destination support long-term demand for well-positioned commercial properties. Retail locations with strong visibility, signage, flexible layouts and access to nearby amenities are particularly well suited to serve the neighborhood's growing population and steady flow of visitors.



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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	34,658	194,170	444,279
Population (2025)	38,288	210,192	462,442
Annual Growth (2020-2025)	2.1%	1.7%	0.8%

Households

Total Households (2020)	19,198	100,949	209,814
Total Households (2025)	20,794	108,534	218,446
Annual Growth (2020-2025)	3.2%	2.6%	2.1%

Median Household Income	\$119,458	\$103,049	\$97,030
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Business and Employment

Total Employees	26,080	133,893	277,605
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Meet the Broker



JAKE MALMAN
Managing Partner

Jake Malman is the Managing Partner and founder of Malman Real Estate, a firm built on deep market knowledge, trusted relationships, and a client-first approach. Prior to launching Malman Real Estate, Jake spent six years as a broker associate at NAI Shames Makovsky, where he was involved in more than 5 million square feet of transactions, including numerous high-profile deals across multiple asset types.

As Managing Partner, Jake leverages his extensive transactional experience and strong industry relationships to deliver thoughtful, strategic guidance to buyers, sellers, landlords, and tenants. As the owner of a large real estate portfolio himself, he understands the complexities and nuances of acquiring, operating, and managing assets allowing him to deliver sharper insights and more strategic guidance to his clients. Malman Real Estate focuses on investment sales and comprehensive buyer and seller representation, while also providing leasing services across all transaction sizes. Jake is known for his hands-on approach, attention to detail, and commitment to creating a seamless, high-quality experience for every client.

A Colorado native, Jake holds a bachelor's degree in Business Management from the University of Colorado and brings a local perspective and long-term mindset to every assignment.



DAN PREVEDEL
Broker Associate

Dan Prevedel is a Broker Associate at Malman Real Estate, specializing in lease negotiations and acquisitions and dispositions across all asset types and classes. Since joining the firm in 2022, Dan has focused on delivering strategic, detail-oriented representation for clients navigating both leasing and investment-related transactions.

Prior to Malman Real Estate, Dan began his career in tenant representation at TB Advisors, where he worked closely with clients to align their strategic business, financial, and operational objectives with their real estate needs. This foundation has shaped his practical, client-focused approach and attention to execution.

Dan has built a reputation for being knowledgeable, accountable, and responsive, earning the trust of clients through consistent communication and follow-through. A Colorado native, he holds a bachelor's degree in Business Management from Whittier College and brings a strong local perspective to every assignment.

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Disclaimer

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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or environmental conditional of the Property.

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