

BLAKE STREET MIXED-USE PROPERTY FOR SALE WITH STREET LEVEL LEASING OPPORTUNITY



1962 BLAKE STREET

Denver, CO 80202

Sales Price: \$4,000,000

Building Size: 12,333 SF

Available Unit: Suite 150 | 1,185 SF

Lease Rate: \$32/SF/YR NNN



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OFFERING SUMMARY

1962 Blake Street offers a rare opportunity to own a premier mixed-use property in the heart of Downtown Denver, ideally positioned between LoDo and RiNo. The building features a highly visible ground-floor retail space for lease.

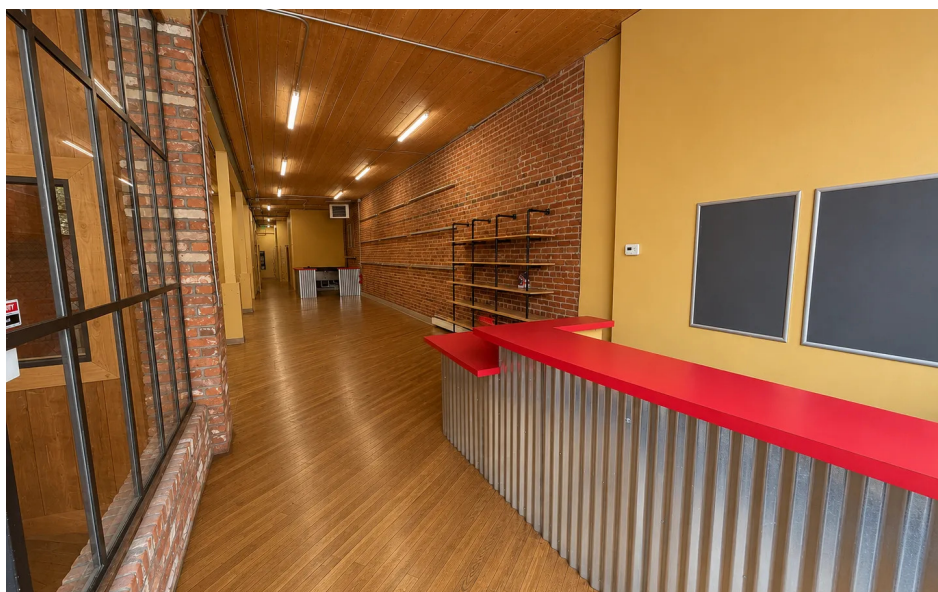
PROPERTY HIGHLIGHTS

- Mixed-use investment or owner-user opportunity in the heart of Downtown Denver
- Prominent Blake Street frontage with excellent visibility and pedestrian traffic
- Flexible floor plan ideal for a variety of retail, office, or showroom users
- Walkable to Union Station, Coors Field, LoDo, RiNo, and the 16th Street corridor
- Surrounded by Denver's premier restaurants, hotels, entertainment, and major employers
- Convenient access to RTD light rail, commuter rail, and regional transportation
- Rare opportunity to acquire a well-located asset with leasing upside in a premier urban market

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,861	10,734	26,739
Total Population	2,821	17,507	44,561
Average HH Income	\$121,268	\$138,890	\$134,856



Property Address	1962 Blake Street, Denver, CO 80202
Lot Size	6,337 SF
Building Size	12,333 SF
Year Built	1892
Zoning	D-LD
2025 Taxes	\$67,276.42
Sales Price	\$4,000,000
Suite 150 For Lease	1,185 SF \$32/SF NNN
Estimated Expenses	\$14/SF/YR





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