FOR SALE
$7,500,000

3004-3090 DOWNING ST & 3057 MARION ST

DENVER, CO 80205

DEVELOPMENT/VALUE ADD PORTFOLIO
COMBINED BLDG SF: 44,036 | LAND SF: 56,540 / 1.298 ACRES

SAM LEGER
Chief Executive Officer
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER
Senior Broker Associate
303.512.1197
gtrotter@uniqueprop.com

SWAIM DAVIS
Broker Associate
720.638.5532
sdavis@uniqueprop.com

- **HIGHLY SOUGHT AFTER PRODUCT**
- **HIGH VISIBILITY PROPERTY DIRECTLY ON DOWNING ST**

TABLE OF CONTENTS

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UNIQUE PROPERTIES
400 South Broadway
Denver, CO 80209
www.uniqueprop.com

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

INVESTMENT OVERVIEW

ADDRESS

3004 N. DOWNING ST., 3016 N. DOWNING ST., 3030-3034 N. DOWNING ST., 3090 N. DOWNING ST., 3036-3042 N. DOWNING ST., 3057 N. MARION ST.

SALE PRICE

$7,500,000

BUILDING SIZE

44,036 SF

LOT SIZE

56,540 SF | 1.298 ACRES

PRICE PER SF | GROUND

$132.65 / SF

PRICE PER SF | BUILDING

$170.32

TAXES

$135,106.00 (2025)

YEAR OF CONSTRUCTION

VARIOUS

ZONING

DOWNING: C-MS-5

MARION: U-SU-B1

PROPERTY CONSISTS OF

FIVE (5)
COMMERCIAL SPACES

SIX (6)
RESIDENTIAL SPACES

LIGHT RAIL

ADJACENT TO THE 30TH & DOWNING LIGHT RAIL TRANSIT STOP

WALKING DISTANCE TO 38TH & BLAKE LIGHT RAIL TRANSIT STOP

EXECUTIVE SUMMARY

44,036 SQUARE FEET	1.298 ACRES	6 PARCELS	C-MS-5 / U-SU-B1 ZONING	$170/SF BUILDING PRICE PER SF	$133/SF LAND PRICE PER SF

The Denver Infill Specialists of Unique Properties, Inc. are pleased to present 3004-3090 N. Downing Street and 3057 N. Marion Street, a six-parcel central Denver infill portfolio totaling ±44,036 SF of existing building area on ±56,540 SF, or ±1.30 acres.

The portfolio includes three primary building groups. The 3004-3016 N. Downing block includes one commercial space and five residential units. The 3030-3034 N. Downing building includes three commercial suites, one residential unit, and support/storage area. The 3090 N. Downing building is commercial and supported by the adjacent 3036-3042 N. Downing and 3057 N. Marion parking parcels.

Located in the Five Points/Whittier area, the property benefits from C-MS-5 zoning along Downing Street, U-SU-B1 zoning on the Marion parcel, existing income, lease-up upside, parking, and transit adjacency near the 30th & Downing and 38th & Blake rail stations. The portfolio is well positioned for investors, repositioning groups, or users seeking scale and control in a constrained central Denver location.

PROPERTY HIGHLIGHTS

- Multiple existing buildings plus parking parcels, creating a rare assembled position along the Downing Street corridor.
- Ideal for investors, owner-users, or repositioning groups seeking central Denver scale, income, and flexibility
- Strong regional connectivity with convenient access to I-25, I-70, Downtown Denver, RiNo, and Denver's broader urban core
- Scarce assembled site in a high-growth corridor, surrounded by ongoing mixed-use, multifamily, retail, and commercial development activity
- Transit-oriented location adjacent to the 30th & Downing light rail station and within walking distance of the 38th & Blake commuter rail station

RENT ROLL

PROPERTY ADDRESS	SPACE	TYPE	SF	TENANT / STATUS	TERMS	BASE RENT	ADDL. RENT / CAM	TOTAL MONTHLY RENT
3004 N. Downing St	Commercial / B1	Commercial	5,293	Oakwell RiNo LLC / The Beer Spa	Exp. 2/28/31	$5,259.67	$1,912.28	$7,171.95
1207 E. 30th Ave	2 Bed / 1 Bath	Residential	1,685	Vacant	Vacant	Asking $2,200	-	-
3010 N. Downing St	Studio	Residential	620	Leased	Exp. 6/30/26	$1,150.00	$0.00	$1,150.00
3012 N. Downing St	Studio	Residential	620	Leased	Exp. 3/31/27	$895.00	$0.00	$895.00
3014 N. Downing St	Studio	Residential	620	Leased	Exp. 7/31/26	$1,050.00	$0.00	$1,050.00
3016 N. Downing St	Studio	Residential	620	Leased Residential Unit	Leased	$895.00	$0.00	$895.00
3030 N. Downing St	Suite G	Commercial	3,900	SY Colorado LLC / Switchyards	66-month term; est. exp. 12/31/30	$7,150.00	$0.00	$7,150.00
3030 N. Downing St	Suite B	Support	419	Offline studio/support area accessed through Suite G	N/A	-	-	-
3030 N. Downing St	Suite A	Residential	735	Vacant - 1 Bed w/ Patio	Vacant	Asking $1,400	-	-
3030 N. Downing St	Suite E*	Commercial	7,330	Vacant	Vacant	-	-	-
3030 N. Downing St	Suite F*	Commercial	4,400	Vacant	Vacant	-	-	-
3030 N. Downing St	B1 Storage	Storage / Support	3,140	Non-rentable / support area	N/A	-	-	-
3090 N. Downing St	Entire Premises	Commercial	14,654	Haidar HoldingsLLC	Exp. 6/30/28	$16,990.81	$4,861.26	$21,852.07

CURRENT BASE RENT	CURRENT ADDL. RENT / CAM	GROSS MONTHLY RENT
$33,390.48	$6,773.54	$40,164.02
CURRENT ANNUAL RENT	**2025 PROPERTY TAXES**	**2025 INSURANCE**
$481,968.24	$135,106	$40,056

SF shown reflects assessor and ownership-provided building/unit arasa and may differ from lease premises, rentable, floor-level, storage/support, or improvement-detail SF.

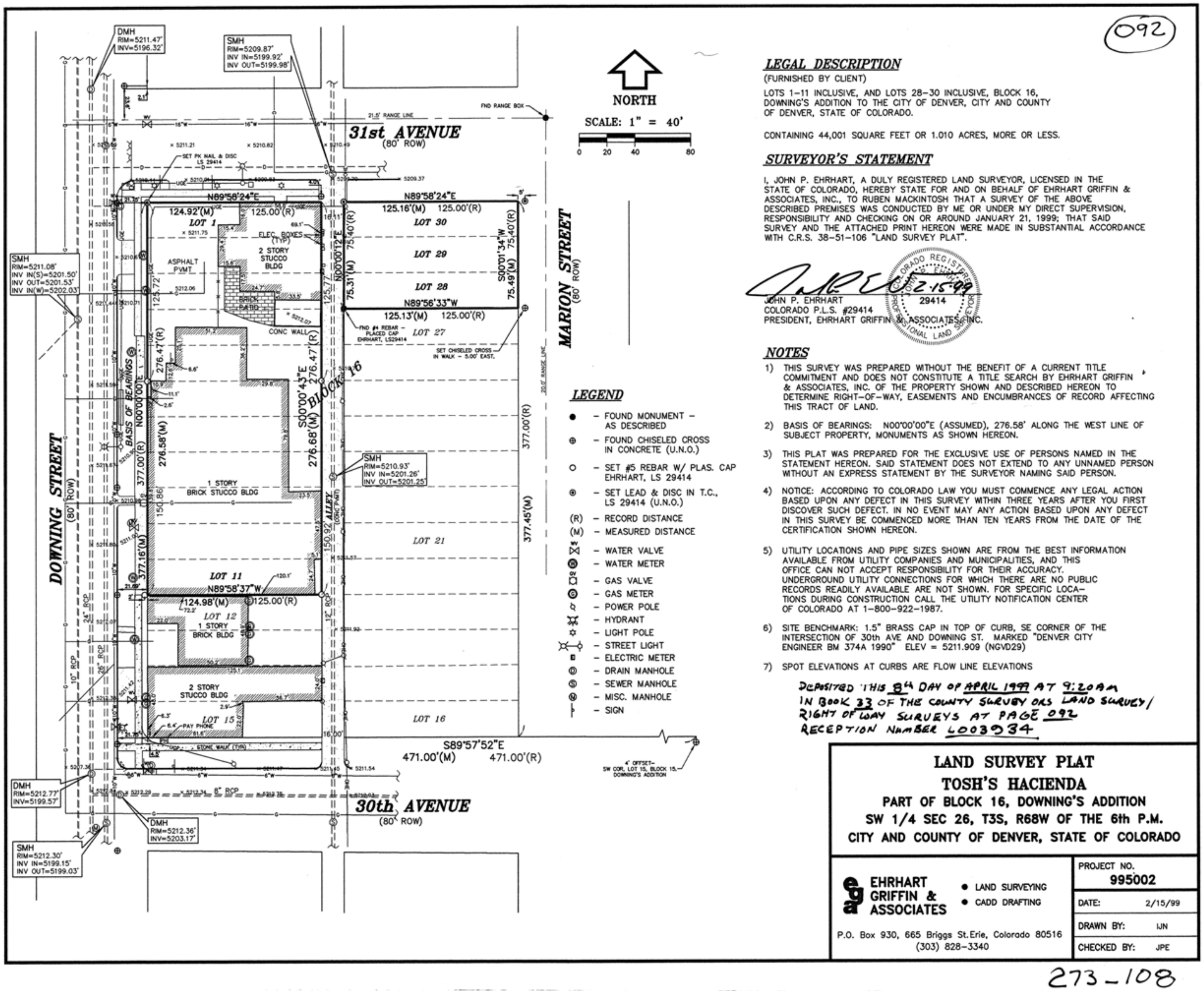
*Suites E and F at 3030 N. Downing are currently combined but shown separately above for breakdown purposes.

Monthly rent shown as base rent plus known additional rent/CAM where applicable. Asking rents for vacant residential units are shown for reference only and are not included in current rent totals.

Rent roll, occupancy, lease status, reimbusrements, expenses, asking rents, and square footage are subject to buyer verification during due diligence.

BUILDING BREAKDOWN

LAND SURVEY



092
NORTH
SCALE: 1" = 40'
0 20 40 80
31st AVENUE
(80' ROW)
30th AVENUE
(80' ROW)
DOWNING STREET
(80' ROW)
MARION STREET
(80' ROW)
ALLEY
BLOCK 16
LOT 1
LOT 11
LOT 12
LOT 15
LOT 16
LOT 21
LOT 27
LOT 28
LOT 29
LOT 30
2 STORY STUCCO BLDG
1 STORY BRICK STUCCO BLDG
1 STORY BRICK BLDG
2 STORY STUCCO BLDG
ASPHALT PVMT
BASIS OF BEARINGS N00°00'00"E
LEGAL DESCRIPTION
(FURNISHED BY CLIENT)
LOTS 1-11 INCLUSIVE, AND LOTS 28-30 INCLUSIVE, BLOCK 16, DOWNING'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
CONTAINING 44,001 SQUARE FEET OR 1.010 ACRES, MORE OR LESS.
SURVEYOR'S STATEMENT
I, JOHN P. EHRHART, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF EHRHART GRIFFIN & ASSOCIATES, INC., TO RUBEN MACKINTOSH THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING ON OR AROUND JANUARY 21, 1999; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT".
2-15-99
29414
JOHN P. EHRHART
COLORADO P.L.S. #29414
PRESIDENT, EHRHART GRIFFIN & ASSOCIATES, INC.
NOTES
1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART GRIFFIN & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
2) BASIS OF BEARINGS: N00°00'00"E (ASSUMED), 276.58' ALONG THE WEST LINE OF SUBJECT PROPERTY, MONUMENTS AS SHOWN HEREON.
3) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5) UTILITY LOCATIONS AND PIPE SIZES SHOWN ARE FROM THE BEST INFORMATION AVAILABLE FROM UTILITY COMPANIES AND MUNICIPALITIES, AND THIS OFFICE CAN NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. UNDERGROUND UTILITY CONNECTIONS FOR WHICH THERE ARE NO PUBLIC RECORDS READILY AVAILABLE ARE NOT SHOWN. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
6) SITE BENCHMARK: 1.5" BRASS CAP IN TOP OF CURB, SE CORNER OF THE INTERSECTION OF 30th AVE AND DOWNING ST. MARKED "DENVER CITY ENGINEER BM 374A 1990" ELEV = 5211.909 (NGVD29)
7) SPOT ELEVATIONS AT CURBS ARE FLOW LINE ELEVATIONS
DEPOSITED THIS 8th DAY OF APRIL 1999 AT 9:20AM IN BOOK 33 OF THE COUNTY SURVEYORS LAND SURVEY/ RIGHT OF WAY SURVEYS AT PAGE 092 RECEPTION NUMBER L003934
LEGEND
FOUND MONUMENT - AS DESCRIBED
FOUND CHISELED CROSS IN CONCRETE (U.N.O.)
SET #5 REBAR W/ PLAS. CAP EHRHART, LS 29414
SET LEAD & DISC IN T.C., LS 29414 (U.N.O.)
(R) - RECORD DISTANCE
(M) - MEASURED DISTANCE
WATER VALVE
WATER METER
GAS VALVE
GAS METER
POWER POLE
HYDRANT
LIGHT POLE
STREET LIGHT
ELECTRIC METER
DRAIN MANHOLE
SEWER MANHOLE
MISC. MANHOLE
SIGN
LAND SURVEY PLAT
TOSH'S HACIENDA
PART OF BLOCK 16, DOWNING'S ADDITION
SW 1/4 SEC 26, T3S, R68W OF THE 6th P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
EHRHART GRIFFIN & ASSOCIATES
LAND SURVEYING
CADD DRAFTING
P.O. Box 930, 665 Briggs St. Erie, Colorado 80516 (303) 828-3340
PROJECT NO. 995002
DATE: 2/15/99
DRAWN BY: IJN
CHECKED BY: JPE
273-108

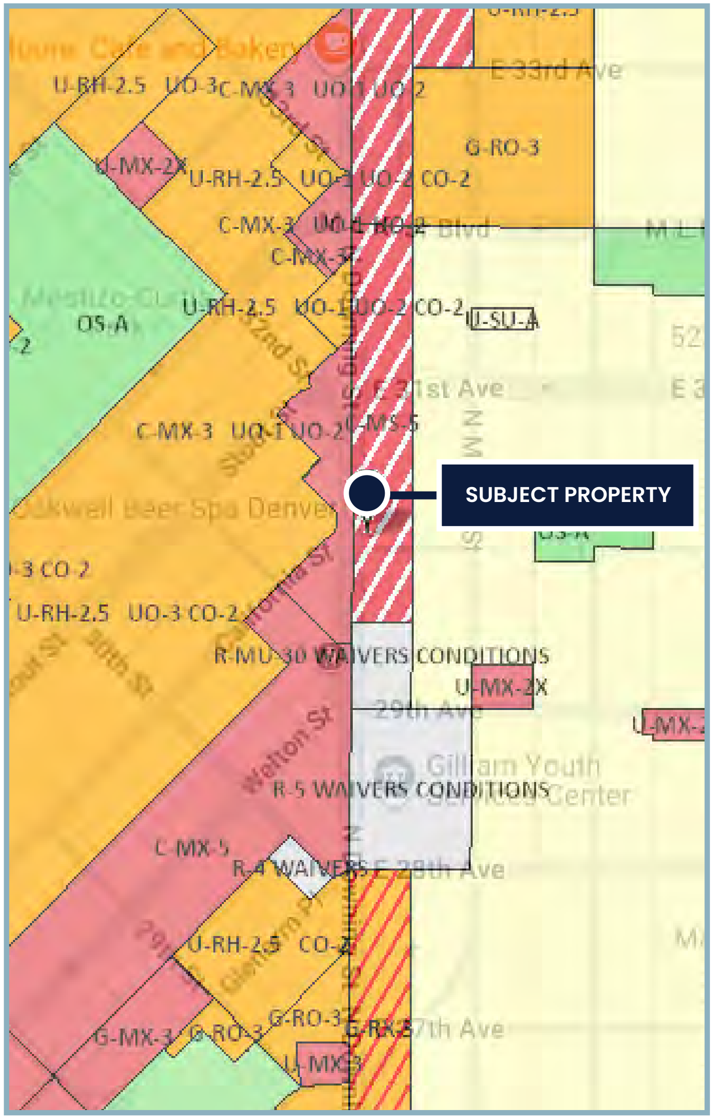
ZONING OVERVIEW

C-MS-5 & U-SU-B1 ZONING DISTRICTS

The Downing portfolio includes two zoning classifications across the assemblage. The primary Downing Street parcels are zoned C-MS-5, while the Marion Street parcel is zoned U-SU-B1. The C-MS-5 district is an Urban Center, Main Street district intended to support a pedestrian-oriented mix of commercial, retail, office, service, and residential uses along active corridors. The U-SU-B1 district is an Urban, Single Unit residential district with a 4,500 SF minimum zone lot size and allowance for accessory dwelling units, subject to applicable Denver zoning standards.

SUMMARY OF ZONING CHARACTERISTICS:

- Downing Street parcels zoned C-MS-5, supporting mixed-use, main-street corridor positioning
- Marion Street parcel zoned U-SU-B1, an Urban Single Unit residential district
- C-MS-5 allows building forms up to 5 stories, subject to applicable Denver zoning standards
- C-MS-5 supports a pedestrian-oriented mix of commercial, retail, office, service, and residential uses
- U-SU-B1 generally supports urban house forms and accessory dwelling units, subject to zoning and site-specific review
- Split zoning creates flexibility for current income, repositioning, parking support, or longer-term redevelopment evaluation
- Transit-adjacent location near the 30th & Downing light rail station supports long-term mixed-use and residential demand
- Buyer to independently verify permitted uses, zoning standards, parking requirements, and redevelopment feasibility with the City and County of Denver



PROPERTY PHOTOS





PROPERTY PHOTOS (INTERIOR)

AREA OVERVIEW

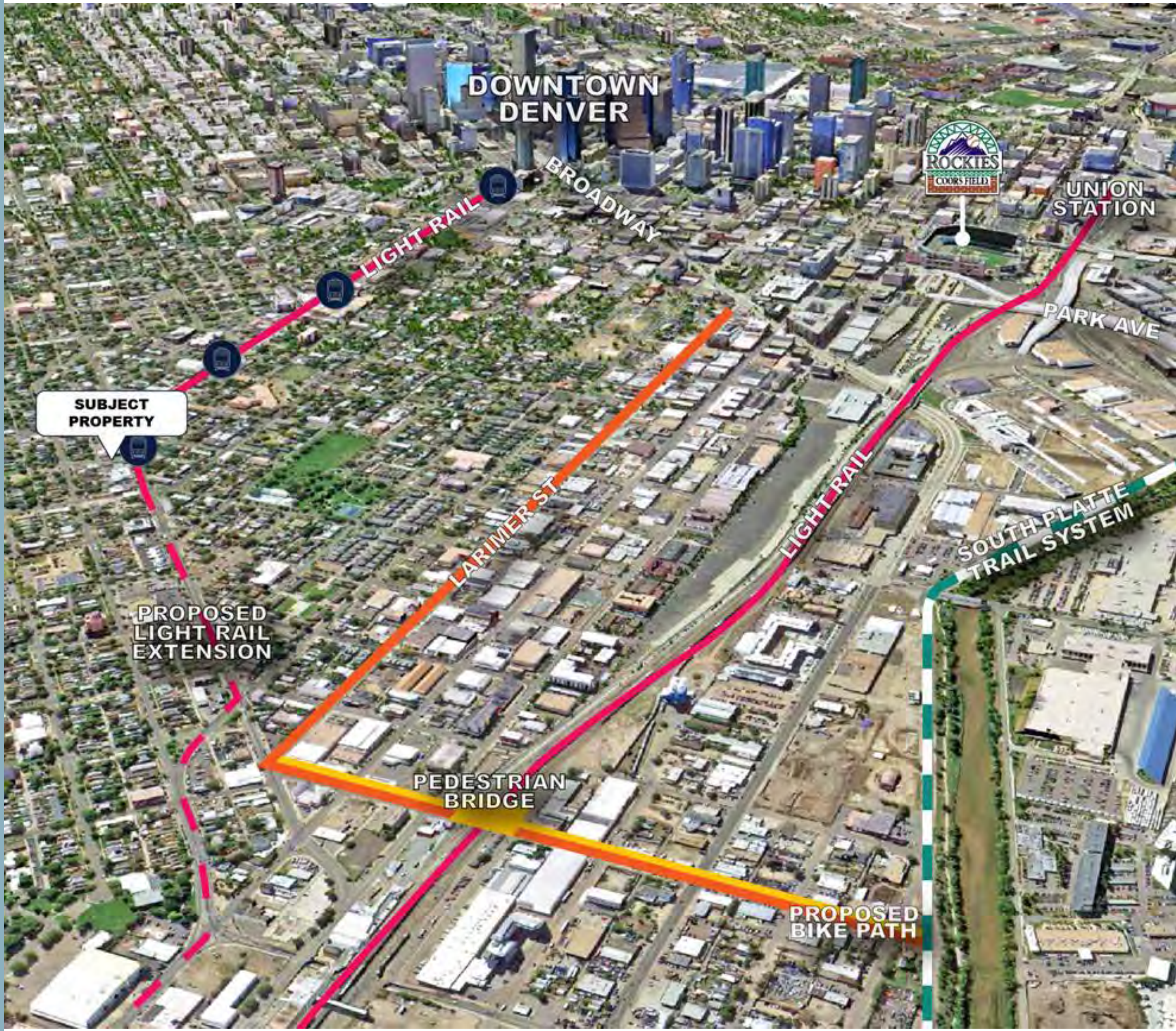
1. The Walnut Room
3131 Walnut St
2. Barcelona Wine Bar
2900 Larimer St
3. Denver Central Market
2669 Larimer St
4. Safta
3330 Brighton Blvd
5. FoundryLine
3750 Blake St
6. T3 RiNo
3500 Blake St
7. One River North
3930 Blake St
8. Flora RiNo
3500 Chesnut Pl
9. 3850 Blake Street
3850 Blake St
10. Rev360
3600 Brighton Blvd
11. Catbird
3770 Walnut St
12. Cambria Hotel RiNo
3601 Brighton Blvd
13. The Current
3615 Delgany St
14. RiNo Art Park
1900 35th St

DEMOGRAPHICS & LOCATION MAP

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	35,599	216,533	465,600
2030 Population Projection	36,960	223,210	478,737
Median Age	35.9	36.7	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2025 Households	17,713	114,063	220,882
Avg Household Income	$130,951	$131,344	$133,858
Median Household Income	$110,602	$101,650	$102,495
Median Home Value	$737,050	$751,803	$752,154



CENTRAL DENVER INFILL MARKET HIGHLIGHTS

CENTRAL DENVER **INFILL LOCATION**

3004-3090 N. Downing Street and 3057 N. Marion Street are positioned in one of Denver's most established and evolving urban infill corridors. Located in the Five Points / Whittier submarket and proximate to RiNo, Curtis Park, Uptown, and Downtown Denver, the portfolio benefits from immediate access to some of Denver's most active residential, retail, entertainment, and mixed-use development nodes.

The surrounding area has experienced significant reinvestment over the past decade, supported by multifamily development, adaptive reuse projects, transit access, and continued demand for walkable urban neighborhoods. This location offers the rare combination of existing income, meaningful land control, parking, and long-term optionality within a highly constrained central Denver submarket.

TRANSIT-ORIENTED **POSITIONING**

The property is located adjacent to the 30th & Downing light rail station and within walking distance of the 38th & Blake commuter rail station, providing connectivity to Downtown Denver, Denver Union Station, RiNo, and Denver International Airport. This transit access supports a wide range of future uses and strengthens the long-term appeal of the portfolio for tenants, residents, users, and investors.

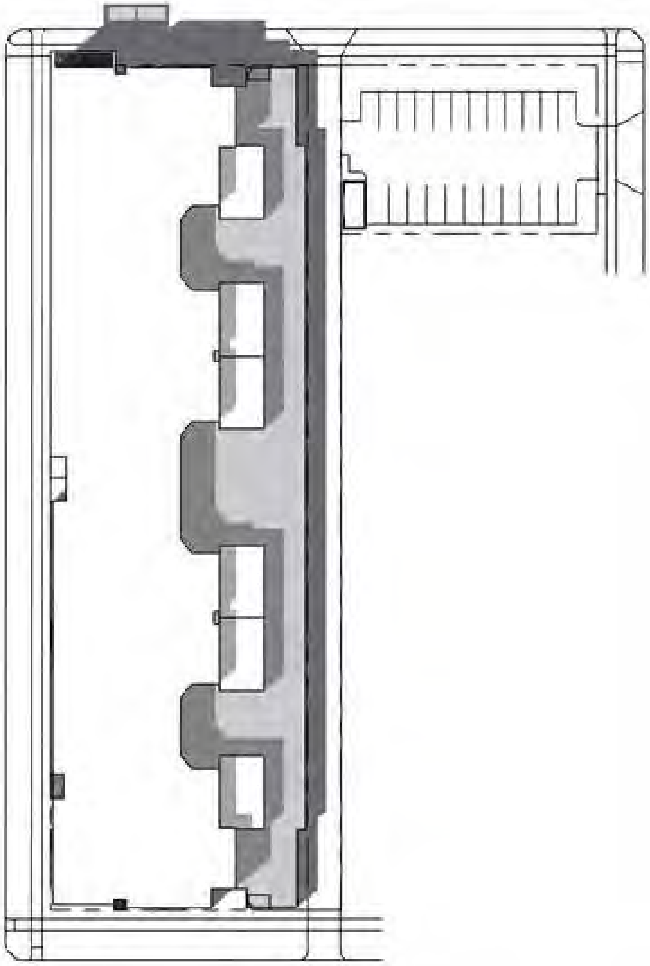
In addition to rail access, the property benefits from convenient regional connectivity via I-25, I-70, Park Avenue, Downing Street, and Brighton Boulevard, placing it minutes from Downtown Denver, RiNo, Uptown, and the broader central Denver employment base.

RINO/FIVE POINTS **CORRIDOR**

The portfolio sits near the heart of Denver's RiNo and Five Points growth corridor, an area that has attracted substantial multifamily, retail, office, hospitality, and mixed-use investment. Nearby development activity has continued to reshape the surrounding neighborhoods, while the area's historic building stock, transit infrastructure, and central location continue to support long-term demand.

With larger assembled sites becoming increasingly difficult to acquire in central Denver, the Downing portfolio offers a compelling opportunity to control scale in a proven infill location. The property's existing buildings, parking parcels, zoning, and short-term lease profile provide flexibility for near-term income, repositioning, owner-user occupancy, or future redevelopment evaluation.

DEVELOPMENT PLANS



CLICK HERE TO VIEW
SITE DEVELOPMENT PLAN

DEMOGRAPHICS

722,825
Residents
Denver City/County

3,005,131
Residents
Denver Metro

$94,157
Median Household Income
Denver City/County

$103,055
Median Household Income
Denver Metro

194,485
Renter Occupied Housing Units

35.4
Average Age of Residents

1,719,572
Total Labor Force
Denver Metro

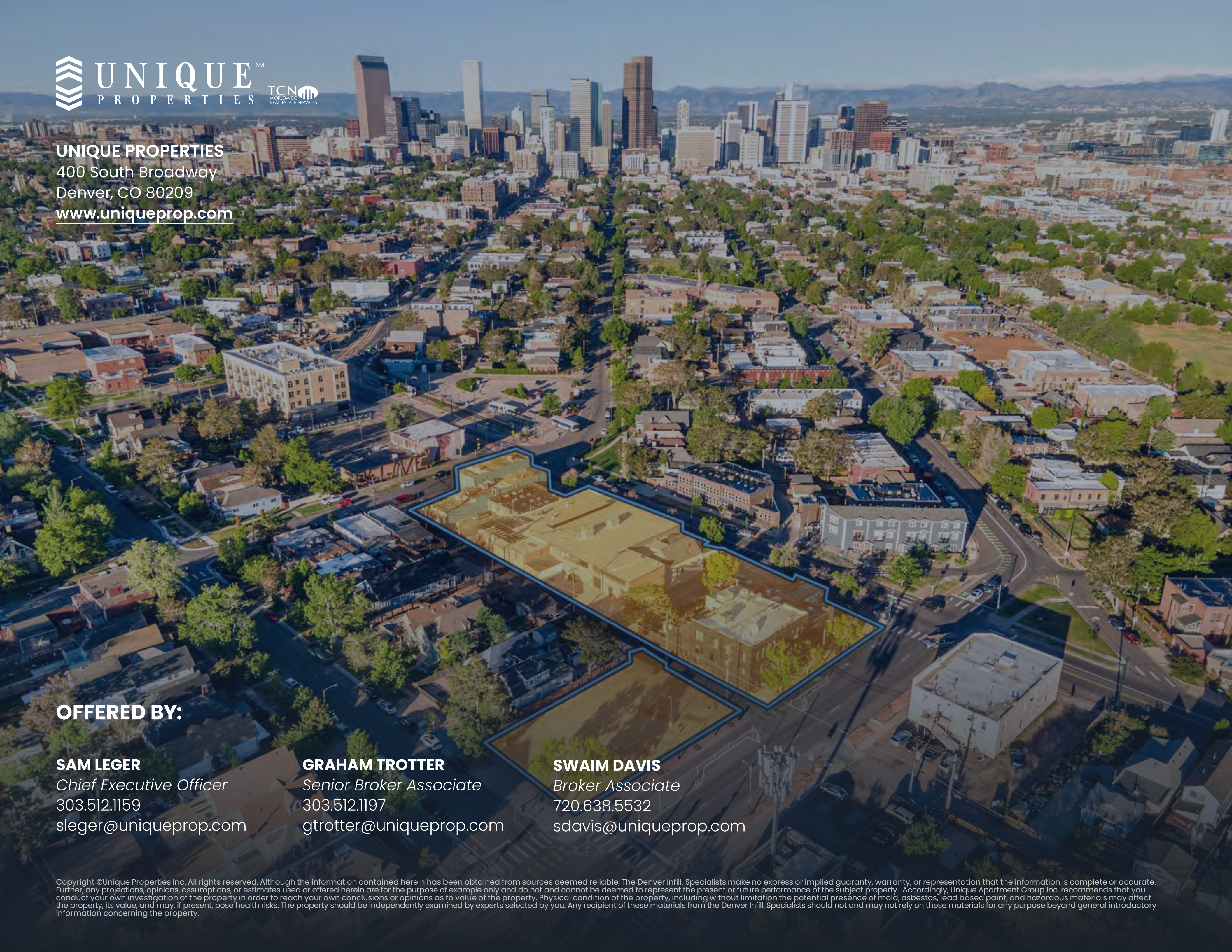
$626,500
Median Home Value

The Denver metropolitan area continues to perform as one of the Mountain West's most resilient multifamily markets. Home to over three million residents, the region benefits from consistent in-migration, a diversified job base, and a population that is among the most educated and highest-earning in the country. Median household income exceeds $100,000, with nearly half of adults holding a bachelor's degree or higher, reinforcing a strong professional tenant profile.

Economic growth has remained steady through 2025 as Denver's employment base expands across sectors such as technology, aerospace, healthcare, and finance. The metro's labor force participation rate is among the nation's highest, and new business formation continues to outpace most peer cities. These fundamentals underpin a durable economy that supports stable occupancy and predictable rent performance.

While new deliveries remain active in select corridors, absorption has consistently kept pace, with vacancy tightening modestly throughout 2024 and into early 2025. Developers have moderated new starts in response to higher financing costs, allowing the market to rebalance favorably. Denver's maturing rent growth—now largely driven by organic turnover and operational improvements rather than heavy concessions—underscores the market's stability.

With limited land availability, strong household income growth, and sustained in-migration, Denver remains one of the most balanced and dependable apartment markets in the nation. Long-term investors continue to view the metro as a strategic hold supported by population growth, economic diversity, and enduring lifestyle appeal.



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