

OFFERING MEMORANDUM

1523 *Market Street*

DENVER, COLORADO

\$1,795,000 (\$141/SF)

VALUE ADD OPPORTUNITY

Marcus & Millichap
THE KRAMER GROUP

1523 *Market Street* DENVER, COLORADO

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1515

1523 MARKET STREET



*Lowest
PRICE PER SQUARE
FOOT DEAL
in Lower Downtown*

THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present 1523 Market Street in Denver, Colorado. This 12,755 SF Retail / Office building is located in the central business district with prime access to all of the great amenities that Denver provides.

1523 Market is a value-add retail / office building that has been deconstructed down to its original brick and timber shell giving a new owner or investor a great opportunity to create their dream property. D-LD Zoning allows for a multitude of uses to include, but not limited to, retail, office, residences and hospitality.

This opportunity on Market Street is positioned in the middle of Denver's newest redevelopment opportunities, and best activities, allowing this location to be enjoyed for years to come. Situated blocks from The River Mile development, Larimer Square, Coors Field, Union Station, Redeveloped 16th Street Mall, Ball Arena, Metropolitan State University of Denver, the Colorado Convention Center, and Confluence Park.



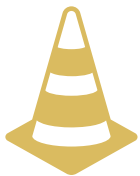
**PRIME LOCATION IN
THE HEART OF DENVER**



**BUILDING HAS BEEN
DECONSTRUCTED DOWN
TO ITS ORIGINAL BRICK
AND TIMBER SHELL**



BUILT IN 1886



ZONED D-LD

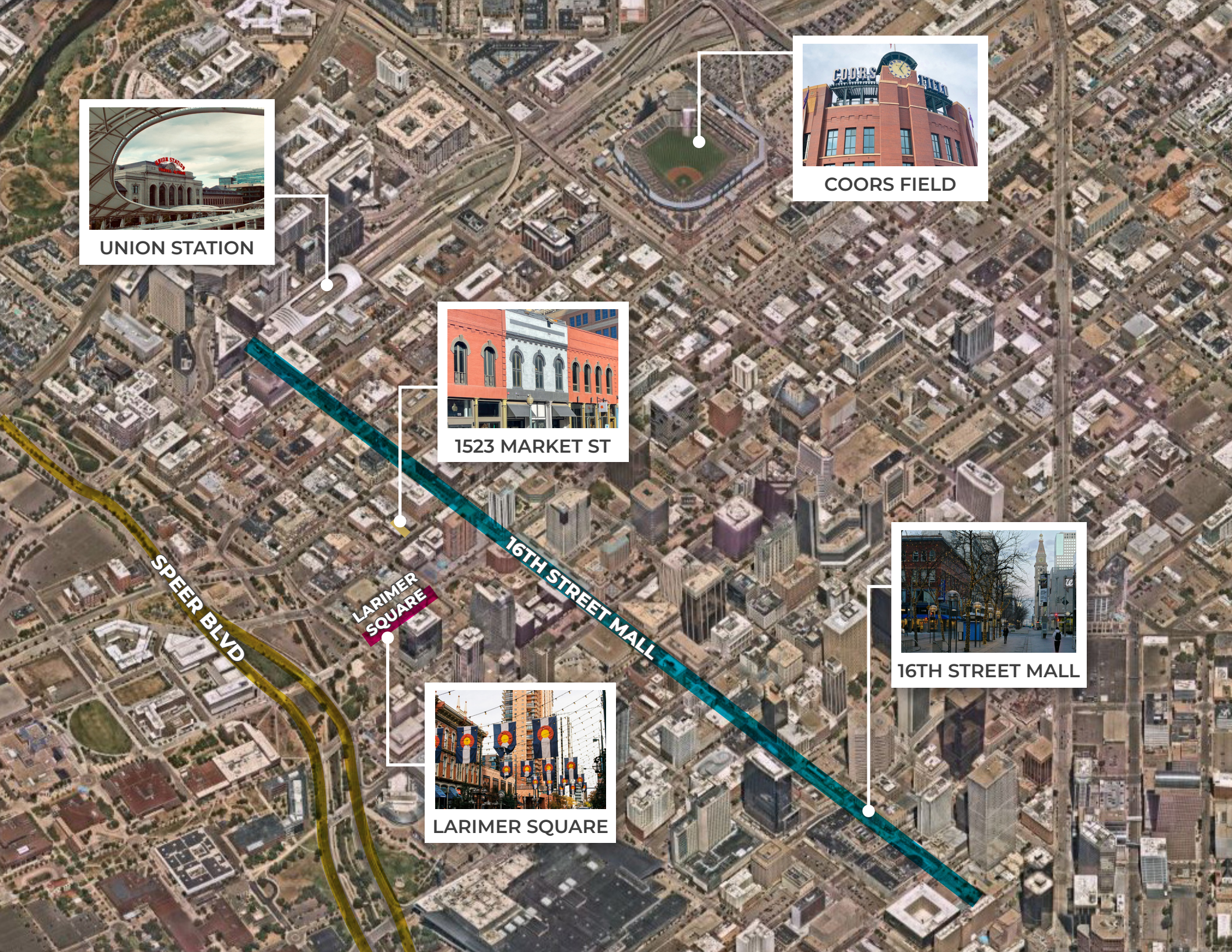


**LOWER LEVEL PLUS 3
ADDITIONAL FLOORS**



**ROOFTOP DECK
POTENTIAL**





1523 *Market Street*

DENVER, COLORADO

5280

FEET IN ELEVATION

463K

2022 POPULATION
WITHIN 5 MILES

\$109K

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES

35.1

MEDIAN AGE

200

PEAKS VISIBLE
FROM DOWNTOWN

300

DAYS OF SUNSHINE

38K

AURARIA CAMPUS
STUDENT POPULATION

6TH

BEST LARGE CITY TO
START A BUSINESS

6,238

ACRES OF
COMMUNITY PARKS

DEMOGRAPHICS

UNION STATION

A historic landmark in the heart of the Mile High City for more than a century, Denver Union Station is a vibrant destination for gathering, dining, imbibing, shopping, traveling, and sleeping in luxury at The Crawford Hotel. First opened in 1881, rebuilt in 1914, and revitalized 100 years later in 2014, the Station is at once a preserved monument to the city's past, a celebrated placemaker of today, and a visionary beacon for Denver's future.

Source: <https://www.denverunionstation.com/about/>



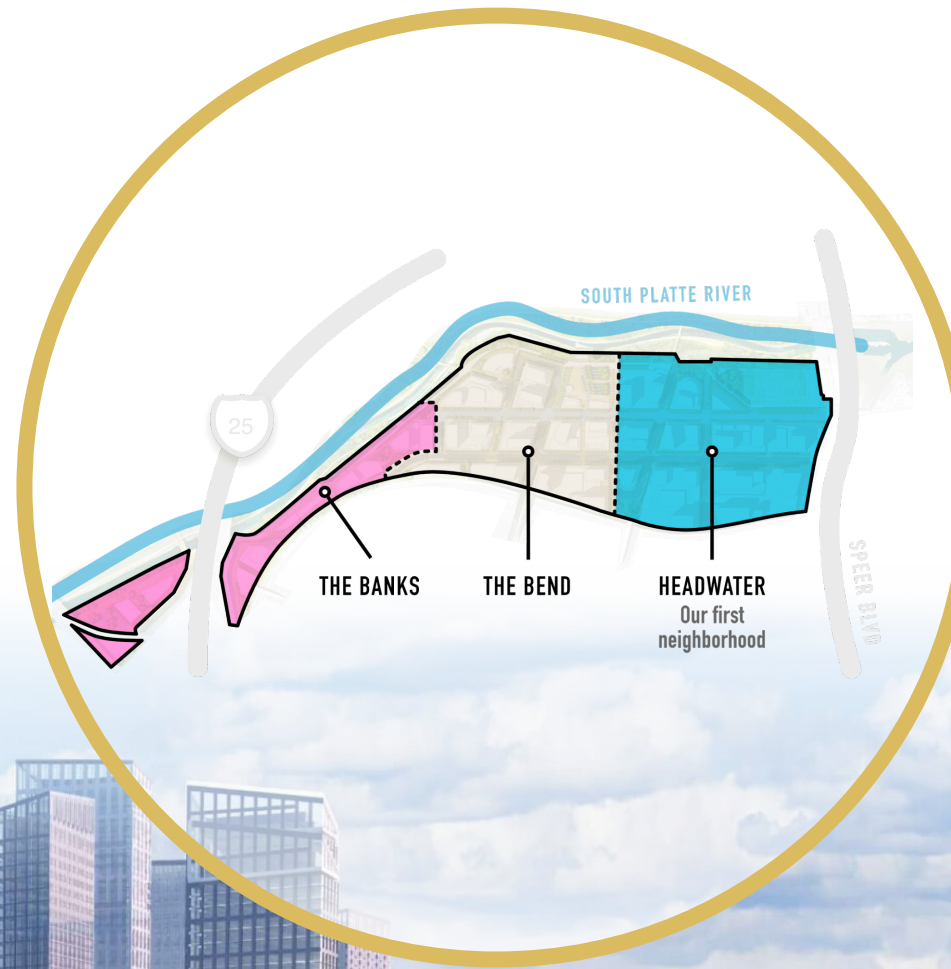
THE RIVER MILE

The redevelopment of Denver's Central Platte Valley began with the iconic Union Station. The River Mile is the natural next step. And it's more than an important new piece of downtown Denver. It's at the very heart of a whole new realignment of downtown Denver.

With plans emerging for two redeveloped entertainment districts centered around Ball Arena and Mile High Stadium, and with the new Auraria Campus Master Plan getting under way, the focus of energy is shifting west. And a location in The River Mile is a front-row seat to it all.

At a macro scale, The River Mile has a great location story. And yet as we zoom in, the story gets even better. Each phase of The River Mile is a neighborhood unto itself, with a complete mix of businesses, residences and places to come together around good food and the great outdoors. Which means wherever you are in The River Mile, you're never far from wherever you need to be.

Source: <https://rivermiledenver.com/location/>



16TH STREET MALL

A mile-long pedestrian-friendly mall packed with shopping, restaurants and attractions in downtown Denver. Designed by famed architect I.M. Pei, the pedestrian promenade is made of red, white and gray granite in a repeating pattern that, seen from above, resembles the skin of a diamondback rattlesnake. Free shuttle buses, dubbed the MallRide, travel up and down the 16th Street Mall, stopping on every corner. Hop on and hop off as the shuttles come and go every few minutes and make everything downtown easy to reach.

The Mall is the spine that connects all of downtown, from the city's transportation hub and a locals' favorite hangout, Denver Union Station, at one end to Civic Center Park and the Colorado State Capitol at the other. And just off the Mall, you'll find major attractions like the Denver Performing Arts Complex within the Denver Theatre District and the Museum of Contemporary Art Denver (MCA Denver).

It's also easy to get to Larimer Square, Denver's urban shopping district where Victorian buildings house specialty boutiques and unique chef-driven restaurants. And only three blocks from the Mall is McGregor Square, which boasts a baseball-themed hotel, chef-driven food hall, shops, restaurants, bars and a large outdoor plaza.

Source: <https://www.denver.org/things-to-do/attractions/16th-street-mall/>



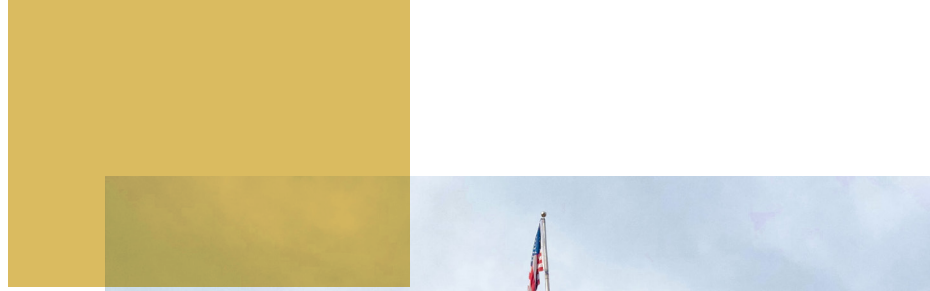
COORS FIELD

At a mile above sea-level in the streets of downtown Denver sits the home of the Colorado Rockies, Coors Field.

Many fans agree that Coors Field is one of baseball's pristine ballparks. At an elevation of 5,200 feet Coors Field instantly became a hitters paradise upon opening. The thin air increases runs and homeruns by 50 percent. With its dramatic views of the Rocky Mountains, Coors Field ranks as one of the most beautiful ballparks in baseball.

There are numerous places to eat and drink inside the stadium. One of the newest additions is the Rooftop, which offers room to stand and watch the game while you sip on your beer. It's a popular place to go during the game because of the aerial view, rowdy nature of the section, and everyone's welcome to find standing space regardless of their original seat location. The area surrounding the stadium is known as the Ballpark Neighborhood and features a slew of bars and restaurants.

Source: <https://www.ballparksofbaseball.com/ballparks/coors-field/>
<https://www.uncovercolorado.com/landmarks/coors-field/>



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