



LODO MIXED-USE PROPERTY FOR SALE

1521-1523 15TH STREET, DENVER, CO 80202



BUILT FOR PIONEERS.



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1521
15th
1523

1521-1523 15TH STREET | DENVER, CO 80202

HISTORIC ELEGANCE | INCOMPARABLE STYLE | SALE PRICE: CONTACT BROKER



This remarkable mixed-use property is nestled in the heart of Denver's Lower Downtown neighborhood.

Centrally located on 15th Street between Blake and Wazee, the building sits just steps from Union Station, Larimer Square, Coors Field, and countless dining and entertainment options.

A beautiful structure with income-producing capability, this once-in-a-generation offering comprises three spaces: a historic street-level retail/office suite, an exquisite second-story residential loft, and a prime second-story creative office suite.

The building offers an excellent opportunity for a retail business, gallery, bar/restaurant, or company seeking prime office space paired with an unmatched Denver lifestyle.

PROPERTY HIGHLIGHTS

Building Type | Mixed-Use Retail/Office + Residential Loft

Building Size | 10,000 SF + Rooftop Deck and Basement

Parking | 2 Garage Spaces (tandem)

Year Built | 1890 | *See recent improvements pg. 17*

Lot Size | 6,098 SF / 0.14 AC

Zoning | City of Denver D-LD



1521
15th
1523

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BUILT FOR PIONEERS.

A confluence of forces conspired upon 1521-1523 15th Street in 1862 when the first rubble foundation stones for the Birks Cornforth Pioneer Grocer were laid in the newly-formed town of Denver City, Territory of Colorado.

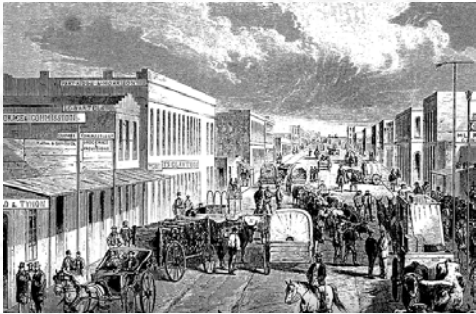
By the time Cornforth and his young bride Caroline climbed out of their Smoky Hill Trail stagecoach in 1860, President Lincoln was in office, and Denver's gold rush was already in full swing. Over 100,000 prospectors were busy panning for gold along the sandy banks of Cherry Creek and the Platte River. But the Cornforths didn't immigrate from Cheshire, England in search of gold. Instead, they saw an opportunity to serve the hungry homesteaders and speculators looking to strike it rich.

Since the mid-19th century, 1521-1523 15th Street has endured many transformations, at times selling seeds, farm implements, refrigerators, furniture, art, and most recently, research, technology, and design services. A family even called it home. Although the various owners and businesses faced adversities as different as their wares over the years, they shared important similarities - namely, vision, entrepreneurial spirit, and success.

They were pioneers.



1521-1523 15TH STREET OVER THE YEARS



1867 | 'Appearance of a Street in Denver' engraving by Gauchard Brunier, looking up 15th Street towards Larimer, Birks Cornforth Pioneer Grocer is visible left of center with three upper-level windows and stepped gable roofline.



1892 | A mannequin holding a fishing pole in the middle of 15th Street stands in front of a "No Fishing Allowed" sign. The Victorian facade of the Moore Hardware building next door was extended over the Barteldes Seed Company.



1895 | Interior of the Barteldes & Company Seeds store. In 1906, the company moved their seed and feed sales to the Barteldes-Hartig Building at 1600 Wynkoop Street, but continued to run their poultry supply from this location.



1916 | Constitution Hall at 15th and Blake Streets, where Colorado's constitution was drafted by delegates in 1875. 1521-1523 15th Street is visible at the far left with "SEEDS" sign which was found in the attic, restored, and now hangs in the residential loft.



1985 | View of the 15th Street viaduct from Blake Street. The ramped structure rose two stories over the Platte Valley railyard and was demolished in 1991. 1521-1523 15th Street is at far right with its third facade, altered some time in the late 1930s.



1991 | Photo taken after the 15th Street viaduct was demolished to make way for the 15th Street Pedestrian Mall. The paint on the brick was removed, and the storefront was rebuilt. The metal parapet sign was removed and re-installed downstairs.



1992 | About one-third of the roof structure was removed and reframed to form the upstairs entry hall light monitor. The windows were replaced with modern insulated glass units matching the historic double-hung and transom units.



1992 | The Barteldes Seed Company safe was left suspended atop a brick wall after the old mezzanine was demolished. This antique Diebold safe from the early 1970s weighs two tons and was hoisted onto new floor beams above.

1521

suite
1523
100

suite
1523
200

1521 15th Street
Historic Storefront

1523 15th Street | Suite 100
Authentic Denver Loft

1523 15th Street | Suite 200
Creative Office Suite

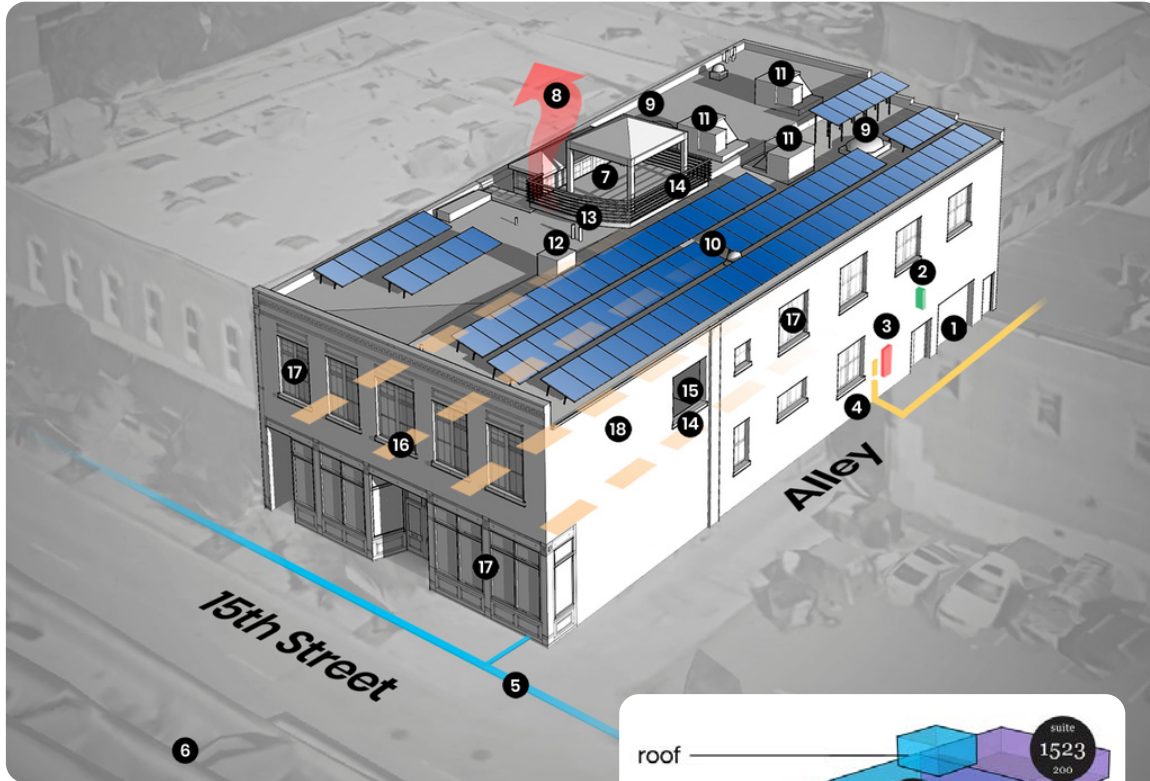


3,934 SF | Modernized historic Denver storefront with excellent 15th Street frontage boasts 14' ceilings, three conference rooms, exposed brick, timber columns, private restrooms, and a kitchenette.

2,540 SF | Gorgeous loft unit overlooking 15th Street with stunning architecture, a French balcony, chef's kitchen, and a private rooftop deck with sweeping views of Lower Downtown and the mountains.

1,639 SF | Second-level creative office space features 12' ceilings, skylights, streaming natural light, a private conference room/office, soundproof meeting pod, a kitchenette, and dedicated restrooms.

BUILDING FEATURES

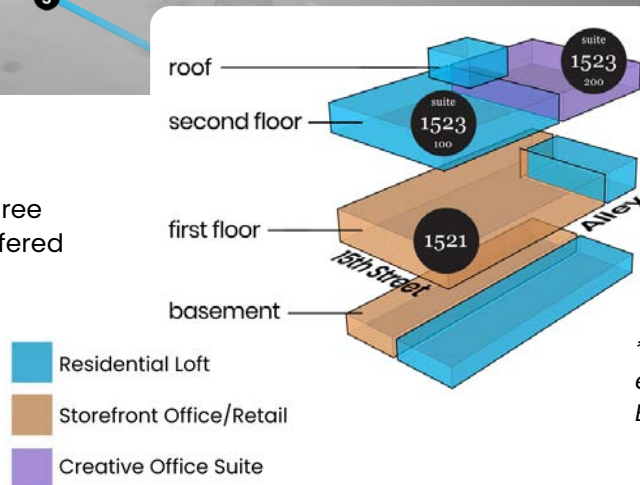


- 1 Two-car private garage with storage loft
- 2 50A circuit for electric vehicle charging
- 3 600A electrical service
- 4 Fiber-optic telecommunication service
- 5 New water main and fire tap
- 6 15th Street Pedestrian Mall
- 7 Private covered roof deck
- 8 Light monitor with natural ventilation
- 9 Skylight
- 10 18 kW rooftop photovoltaic array*
- 11 5.25-ton rooftop units with economizers
- 12 High-efficiency evaporative cooling
- 13 92% efficient fully-modulating boiler
- 14 Drip irrigation system
- 15 Private French suite balcony
- 16 High-efficiency lighting
- 17 Southerly-facing insulated glazing
- 18 Signage opportunity

SUITE ARRANGEMENT

1521-1523 15th Street is divided into three separate condominium suites but offered as a single acquisition.

Separate parcel numbers and HOA documents are in place to support future ownership flexibility.



* On-site power generation satisfies 46% of the building's electricity demand based on a 10-year average, exceeding 2027 Energize Denver Performance Requirements by 130%.

1521

1521 15TH STREET | HISTORIC STOREFRONT



This iconic storefront opens into a spacious environment full of natural light and suitable for various uses, including office, retail, restaurant/bar, or studio space.

Exposed brick, timber columns, soaring 14' ceilings, and custom hot-rolled steel and glass partitions bring drama and elegance to this LoDo trophy space.

A modern kitchenette, private restrooms, shower room, and dedicated bike room provide functionality and convenience.

3,934 square feet | Currently Occupied - Learn about the Tenant, Dig Studio, on Page 18

Space Features

- Modernized historic storefront with insulating glass
- 50 feet of continuous frontage on 15th Street
- Outstanding signage opportunity
- 14' ceiling height
- Exposed timber columns
- Private restrooms
- Dedicated bike room, shower room, and kitchenette
- LED lighting throughout
- Two dedicated 5.25-ton RTUs with economizers
- Custom hot-rolled steel and glass partitions
- Three conference rooms
- Alley access
- 2,319 square foot unfinished basement storage
- *View the floor plan on Page 13*

1521

1521 15TH STREET | HISTORIC STOREFRONT



Currently Occupied - Learn about the Tenant, Dig Studio, on Page 18

suite

1523

100

1523 15TH STREET | SUITE 100 | AUTHENTIC DENVER LOFT



The exquisite residential loft overlooks the bustle of 15th Street. Expertly designed, the unit is a haven for those seeking a showstopping home built for comfort and entertainment.

Twelve-foot timber ceilings and exposed brick envelop the expansive great room as unparalleled natural light streams through the enormous windows. A chef's kitchen with top-of-the-line appliances, a bar seating area, and a French balcony are designed with hosting in mind.

The unit also includes a covered rooftop deck with city and mountain views, a gas grill, private garage parking, and a massive basement storage space.

2,540 square feet | *Currently Unoccupied*

Space Features

- Original timber frame
- High-efficiency commercial evaporative cooling
- Private French balcony
- Custom built-ins and woodwork
- Yule marble countertops from Marble, Colorado
- Thermador range with grill and commercial hood
- Surround sound system
- Wood-burning fireplace
- Butler's pantry and laundry room
- Hydronic radiator wall panels
- Jetted Kallista tub and Steamist steambath
- 50A circuit for electric vehicle charging in garage
- Opportunity to expand living space
- *View the floor plan on Page 14*

suite
1523
100

1523 15TH STREET | SUITE 100 | AUTHENTIC DENVER LOFT



Currently Unoccupied

suite

1523

200

1523 15TH STREET | SUITE 200 | CREATIVE OFFICE



This beautifully finished second-level office condo features an open floor plan with soaring 12' ceilings, exposed brick, bright windows, and two skylights.

A private corner space makes for a polished executive office or conference room. Calls and video meetings can be conducted confidently in the ROOM soundproof pod.

Dedicated restrooms and a well-appointed kitchenette ensure comfort and functionality in this space.

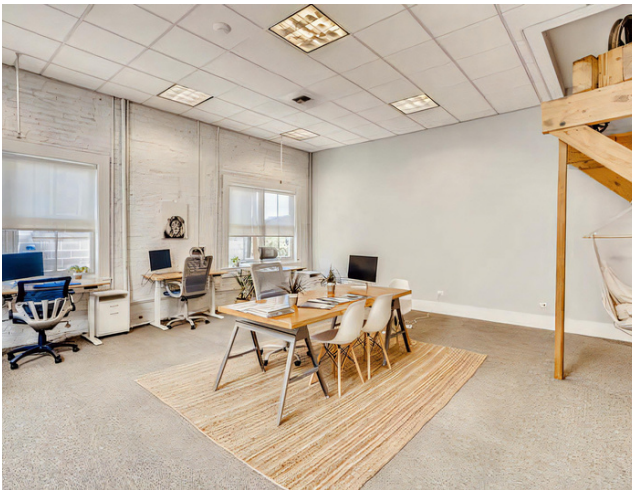
1,639 square feet | Currently Unoccupied

Space Features

- 12' ceiling height
- Conference room or private office
- Two skylights
- ROOM soundproof pod
- Kitchenette with natural quartzite countertops
- Exposed timber elevator hoistway
- Historic Diebold safe from the 1870s
- Private restrooms
- Dedicated 5.25 ton RTU (rooftop unit) with economizer
- Alley access via 15th Street and rear stair
- Street-level intercom
- *View the floor plan on Page 14*

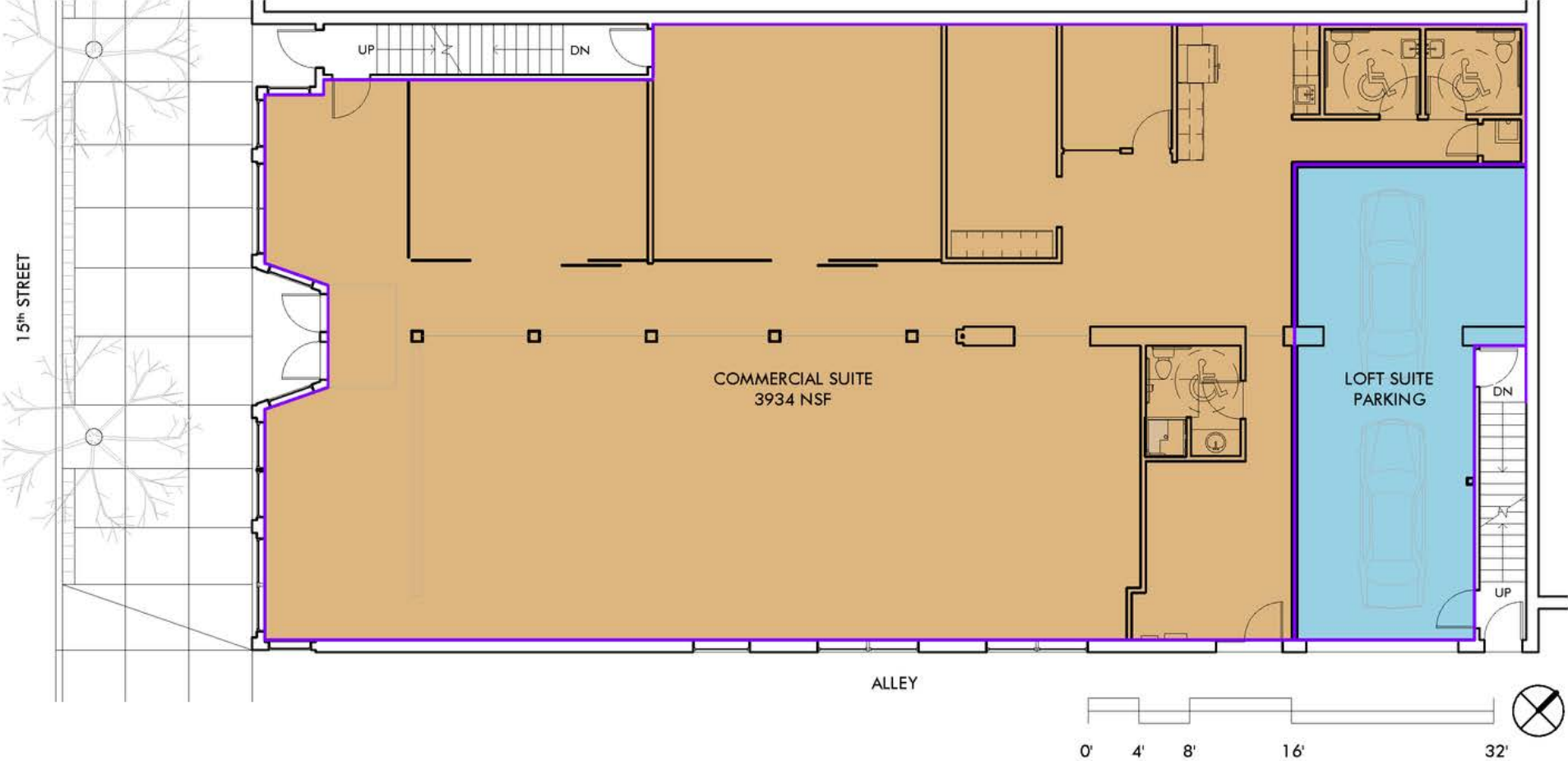
suite
1523
200

1523 15TH STREET | SUITE 200 | CREATIVE OFFICE

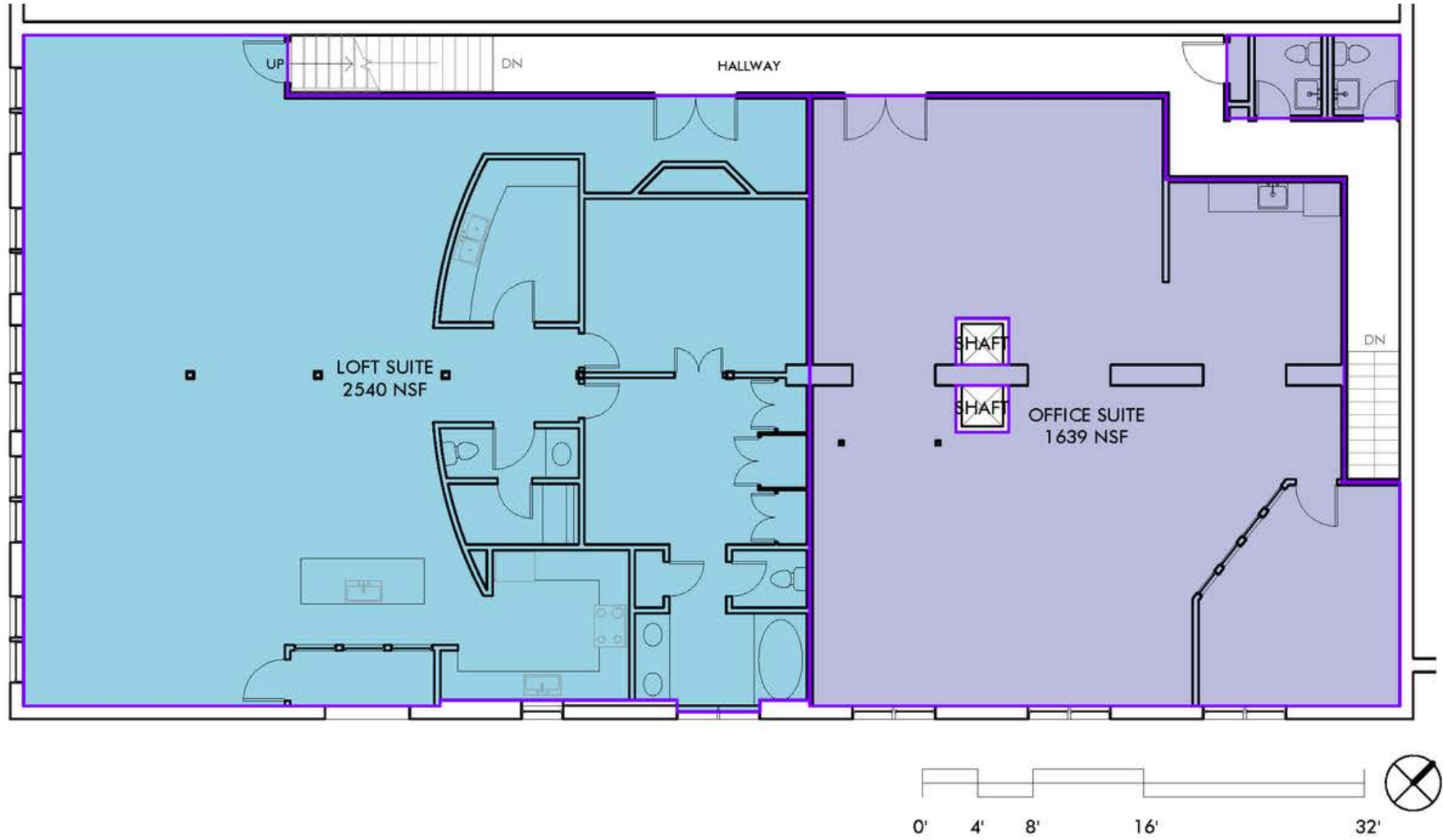


Currently Unoccupied

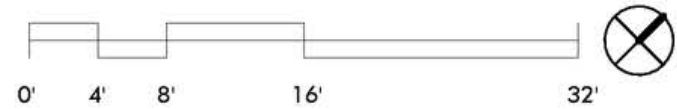
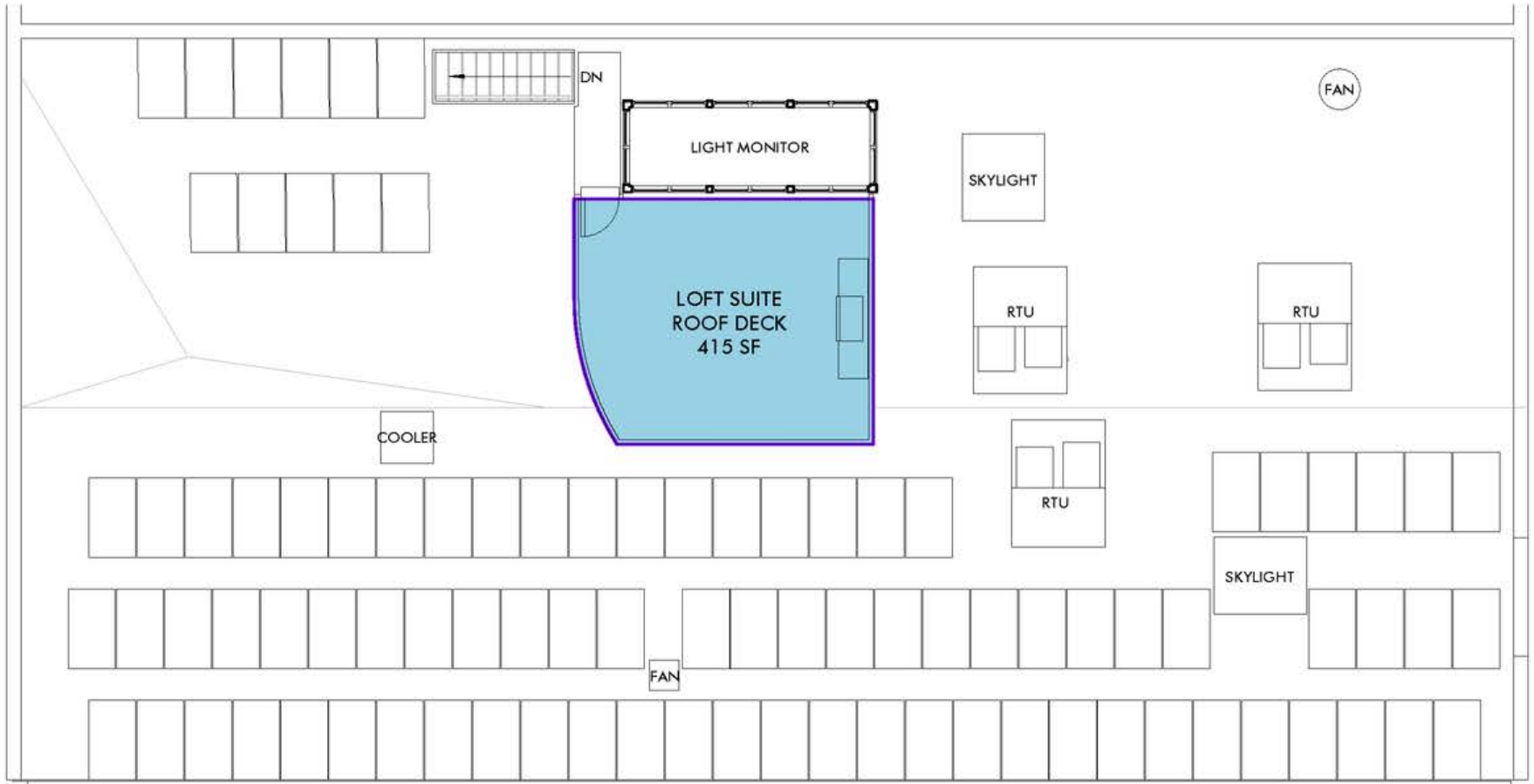
FLOOR PLAN | STREET LEVEL



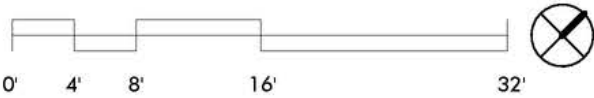
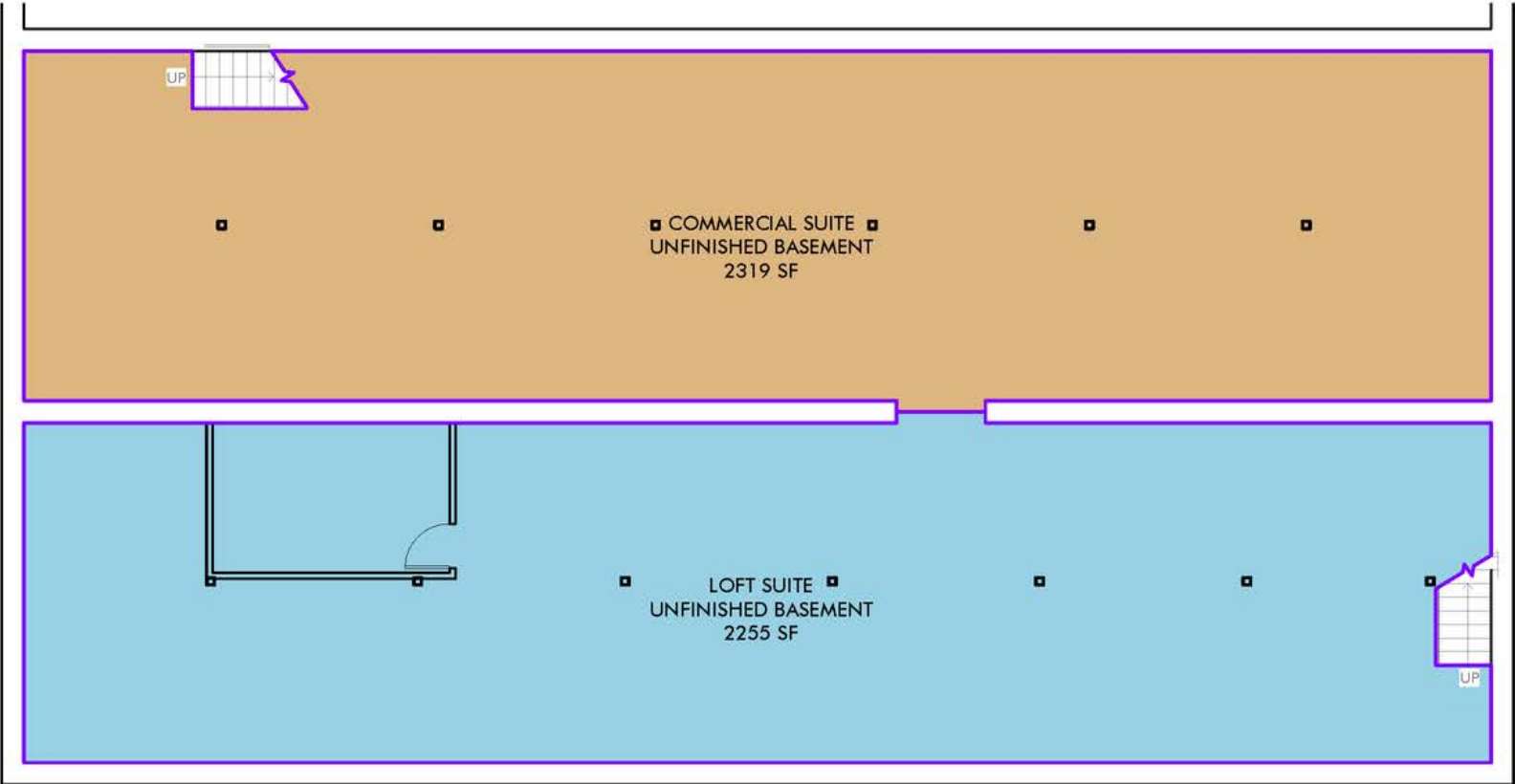
FLOOR PLAN | SECOND LEVEL



ROOF PLAN



FLOOR PLAN | BASEMENT



RECENT IMPROVEMENTS



1992 | Major core/shell remodel, 600a electrical service installed throughout the building

1994 | Major tenant finish remodel completed

1996 | Drip irrigation installed for exterior plantings of residential loft unit

2005 | Major tenant finish remodel completed

2008 | 95% efficient 154,000 BTU fully-modulating gas-fired boiler in residential loft unit

2009 | 18 KW rooftop photovoltaic solar array installed - Power split to serve the three units

2013 | Fiber-optic telecom system installed, high-efficiency evaporative cooling in loft unit

2017 | Major tenant finish remodel, including high-efficiency lighting, new water main and fire/tap valve for future sprinkler system throughout the building

2019 | Three (3) 5.25-ton cooling, 135,000 BTUH heating, Rheem rooftop units with fully modulating economizers and dedicated tenant controls for street-level office/retail and 2nd-level office condo

2023 | Major tenant finish remodel completed, 40a 208v dedicated branch circuit for electric vehicle charging for residential loft unit garage

2027 | ***1521-1523 15th Street exceeds the stringent Energize Denver Performance Requirements through 2027!***

Dig Studio, one of Denver's most highly regarded landscape architectural firms, has made 1521-1523 15th Street the venue of their creative output since 2013.

Starting their tenancy in the second-level creative office suite and expanding to occupy the street-level 3,934 square foot space, Dig Studio is known for its work on major city projects, including the 16th Street Mall restoration, National Western Center, Colorado Convention Center, and more.

Their team is active on projects related to parks and recreation, community design, mixed-use and TOD development, multi-modal transportation, green infrastructure, education, and health. They are experienced planners, landscape architects, and designers capable of delivering everything from complex regional plans to the perfect pocket park.

This tenant has a full-service lease on a month-to-month term with 12 months' notice required from the landlord or tenant. Contact broker for additional details.



Exceptional tenants over the years

- The Weidt Group | Construction consulting
- Ascendant Technology | Full-service IT solutions
- Galvanize | Transformational software engineer
- Avnet | Electronic components and services
- Active Junky | Internet retail marketing
- AirDNA | Short-term rental intelligence
- D. Alexander | Owner-operated home hotels
- The Livable Home | Dog-friendly home and design
- Colorado Lending Group | Education-based mortgages
- Lusso | Interior design studio
- Corporate Source | Office architecture and design firm
and more!

TRAFFIC & DEMOGRAPHICS

- Over 13,000 vehicles pass the site each day
- 1.3 million visits per year from 786 thousand unique visitors
- Visitors spend an average of 78 minutes near the site
- Visits are up 12.6% in 2023 versus 2022, 37.5% over 2021, and 23.9% over 2020
- The median household income is \$78.3K per year, and 30% of the site's visitors earn between \$50k and \$100k per year
- The median age is 37 years old
- Over 47% of the site's visitors have a Bachelor's Degree
- 45% of the nearby households consist of one person and 30% consist of two people
- Fridays and Saturdays are the busiest day of the week, with over 286K unique visitors coming to the area on average each Saturday



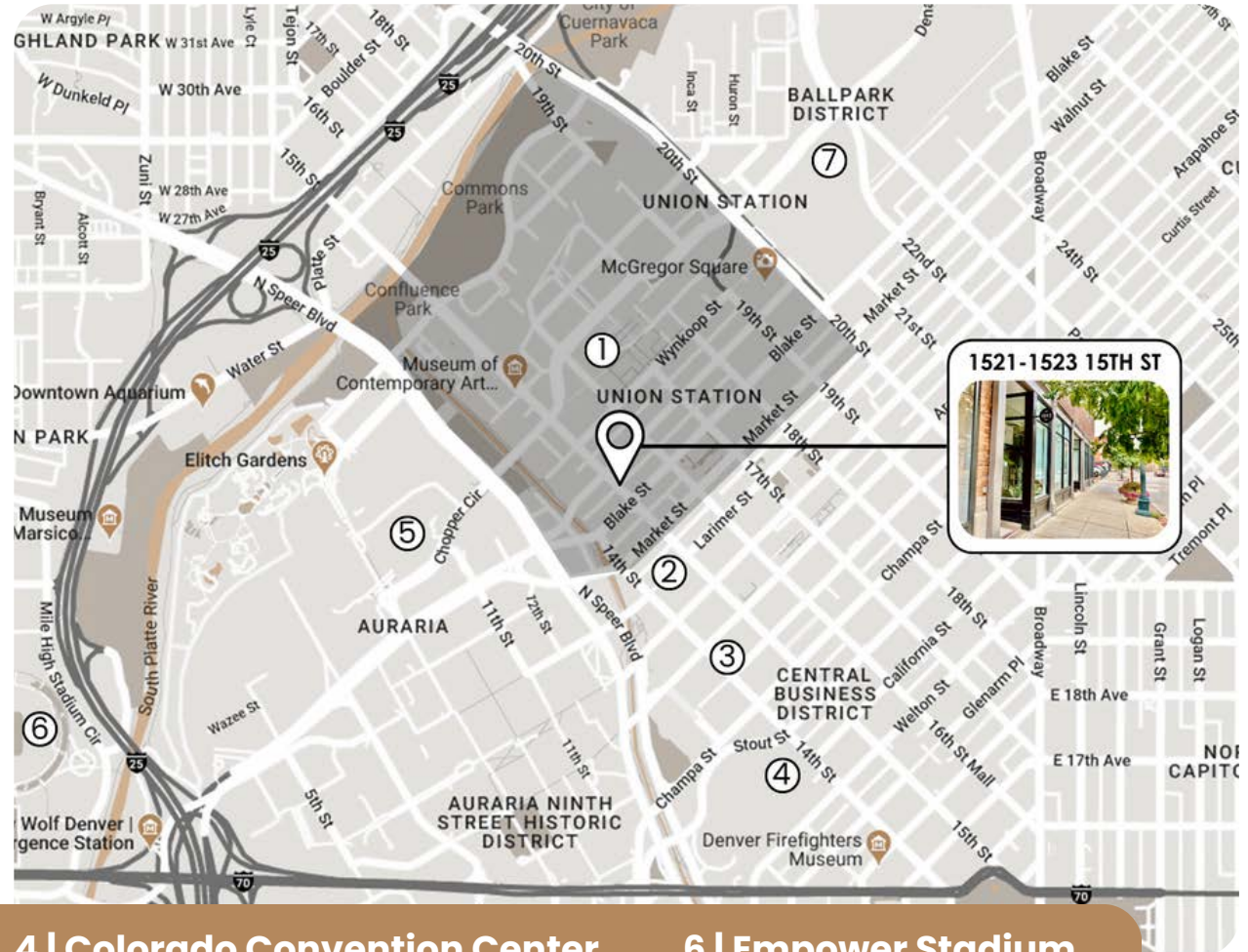
This data was generated by Placer.ai, which analyzes data from 30M+ mobile devices and is based on visitor activity in the area over the past 12 months within 500 feet of the site. Updated October 2023.

WELCOME TO LODO

Found at the heart of Denver, LoDo is the perfect blend of nostalgia and modernity. This bustling neighborhood is home to restaurants, hotels, galleries, shops, office buildings, and world-class entertainment, making it the perfect place to explore for residents and tourists alike.

LoDo's rich history dates back to 1858 when gold was discovered at the South Platte River and Cherry Creek confluence. Since then, the area has undergone a significant revitalization, becoming a vital link between Denver's past and present.

Today, LoDo is home to some of the finest late nineteenth and early twentieth-century commercial buildings in the American West, including 1521-1523 15th Street.



- 1 | Union Station**
- 2 | Larimer Square**
- 3 | Ellie Caulkins Opera House**

- 4 | Colorado Convention Center**
- 5 | Ball Arena**

- 6 | Empower Stadium**
- 7 | Coors Field**

ABOUT DENVER



Denver is the capital and most populous municipality of Colorado, as well as the seat of Denver County. Denver is located in the South Platte River Valley on the western edge of the High Plains just east of the Front Range of the Rocky Mountains.

The Denver downtown district is immediately east of the confluence of Cherry Creek with the South Platte River, approximately 12 miles east of the foothills of the Rocky Mountains.

The 10-county Denver-Aurora-Lakewood, CO Metropolitan Statistical Area is the 19th most populous in the U.S., while the broader 12-county Denver-Aurora, CO Combined Statistical Area has an estimated population of more than 3.4 million residents and is the 16th most populous U.S. metropolitan area.

This bustling metropolis, one of the fastest-growing in the U.S., is set against the backdrop of the Colorado Rocky Mountains and is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban and natural amenities.

With appealing business opportunities for corporate employers and entrepreneurs, award-winning transit and mobility, and excellence in education, Denver is strengthening its reputation as one of America's most livable cities.

BROKERAGE TEAM



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It is with great pleasure that Henry Group Real Estate and Zall Company present this remarkable listing. Our two company's shared values have found a confluence through service as we proudly collaborate to offer this rare piece of Colorado history.

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

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 Henry Group LLC d/b/a, Henry Group Real Estate, in compliance with all applicable fair housing and equal opportunity laws.

Union Station
Passenger Pick up
and Drop-off

1521
15th
1523

BUILT FOR PIONEERS.



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