LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Kalamath St Investment / Redevelopment

112, 114, 118 & 150 Kalamath St, Denver, CO 80223

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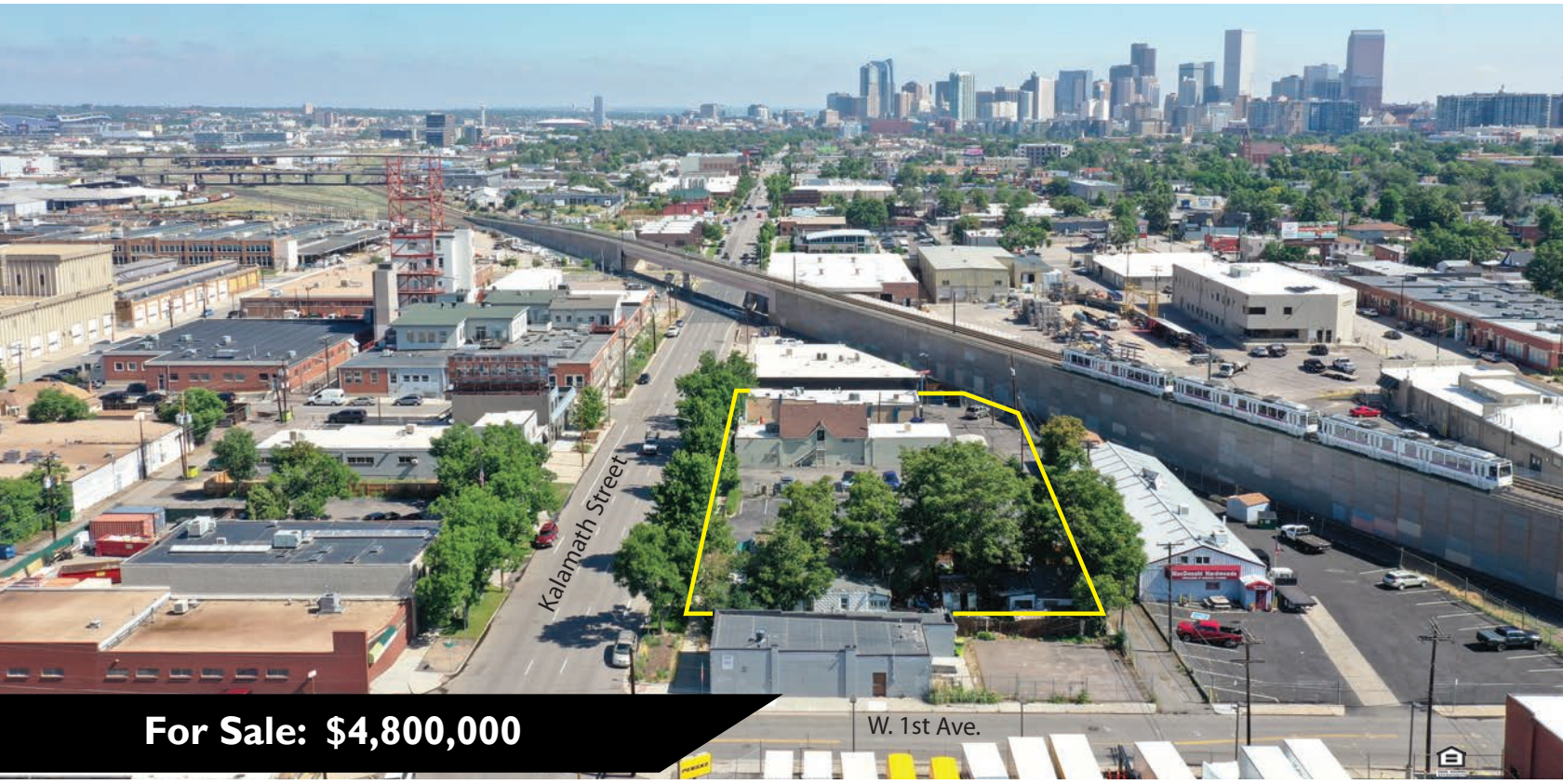

For Sale: $4,800,000

PORTFOLIO INFORMATION

Redevelopment:	38,315± SF (0.87 Acres) (4 Parcels combined)
Building Size:	9,123± SF (4 buildings combined)
YOC:	1895 / 1896 / 1943
Parking Spaces:	47
Zoning:	I-MX-3 (Retail, Office, Residential, Industrial)
Taxes:	$43,751 (2025 paid in 2026)

PROPERTY HIGHLIGHTS

- Three income producing buildings on site
- Current Tenants: Restaurant, Day Spa, Office
- Zoning allows for residential, retail, restaurants, hotel, office, light industrial, and other uses
- Kalamath averages 14,000 vehicles per day
- Excellent access to downtown Denver, 6th Avenue, and I-25
- RTD Light Rail runs directly behind the property

Brewery Bar II: For Lease - $7,500 month

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Brokerage Disclosure to Buyer

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,805	253,314	1,478,871
Households	9,924	127,799	633,549
Median HH Income	$99,651	$97,018	$91,094
Median Age	36.30	36.60	38.10

Traffic 10,045 vpd - Kalamath St @ 2nd Ave (14,274 @ W Bayaud)

Source: CoStar 2025

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