2713 Welton

THREE STOREFRONT RETAIL CONDOS FOR SALE

Owner occupant or investment

2713 Welton St. Denver, CO 80205

GLASS PROPERTIES GROUP

KW COMMERCIAL

Michelle Glass | Senior Real Estate Broker
720.780.7257 | MichelleDirect@kw.com

Tanerra Shields | Director of Operations
720.575.2870 | TanerraShields@kw.com

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2713 WELTON ST. DENVER, CO 80205

OFFERING PRICE: $990,000

This offering presents a rare opportunity to acquire three high-visibility retail storefront condominiums directly on Welton Street in Denver's vibrant Five Points/RiNo corridor. With prominent street frontage in a well-traveled commercial district, the property offers excellent exposure for businesses looking to establish or expand their presence. Ideal for an owner-user, the property allows a business owner to occupy one condominium while leasing the other two to complementary businesses—creating a built-in revenue stream that can help offset debt service and other ownership expenses. The flexible configuration is well suited for professional, wellness, retail, service, or creative concepts, with the potential to create a collaborative destination that benefits each occupant. Located directly across from a light rail station, the property offers strong transit accessibility, walkability, and convenient access to downtown Denver. The offering also includes three dedicated off-street parking spaces. Surrounded by restaurants, breweries, retail destinations, and continued mixed-use development, these commercial condominiums offer the opportunity to own your business location while generating income from the additional spaces. The six residential condominiums on the second floor are not included in the sale.

PROPERTY HIGHLIGHTS

Building Type | Retail

Building Size | 6,291 Total - 3,220 Above Ground, 3,071 Unfinished Basement

Parking Lot | 3 Parking Spaces

3 Retail Storefronts

Year Built | 1961

Lot Size | 7,233 SF

Zoning | C-MX-5, UO-1 UO-2

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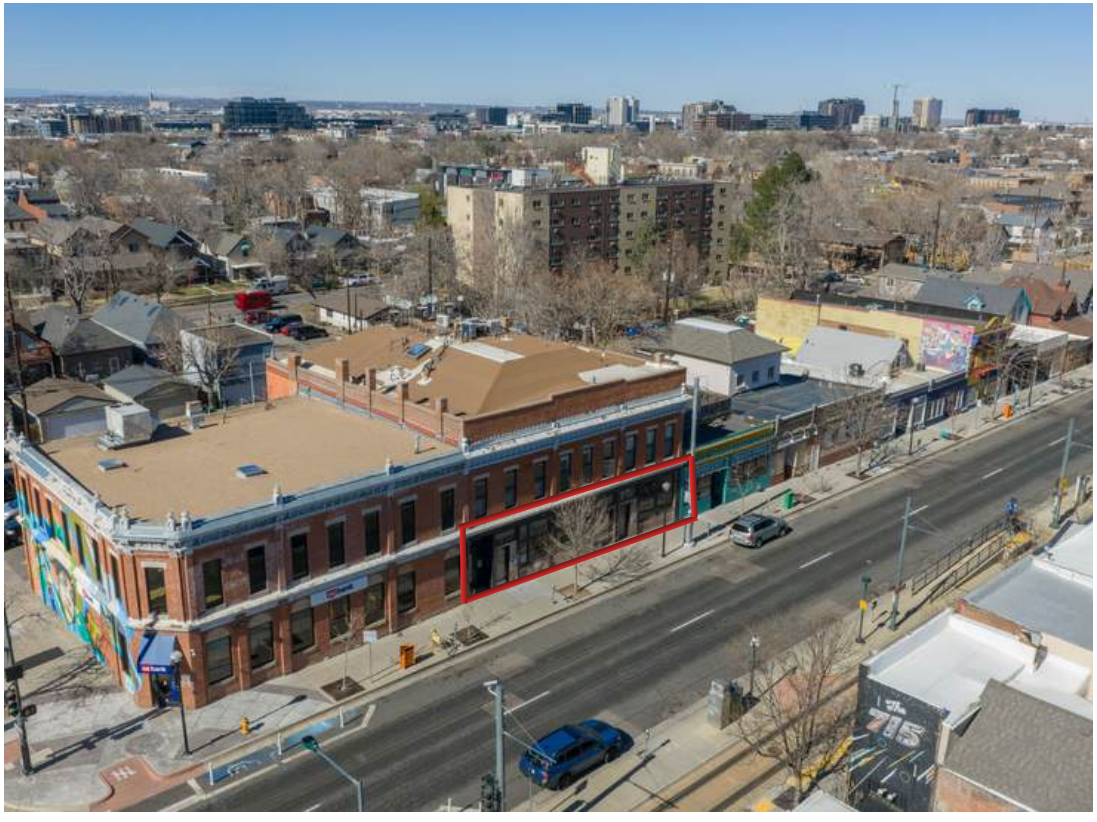
BUILDING FEATURES AND POTENTIAL USES



- Excellent high traffic area surrounded by restaurants, breweries, retail, and new mixed-use development
- Directly across the street from a light rail station, providing excellent transit accessibility
- 3 Dedicated off-street parking spaces
- Walk to Welton Street Shops & Light Rail – Minutes to Downtown
- Owner-User or Investment Play – Occupy one retail space for your own practice or creative studio and lease the other two to offset mortgage payments
- Strong accessibility to major transportation routes and downtown employment centers
- High Walk Score (97) | Vibrant Historic Character | Urban Connectivity

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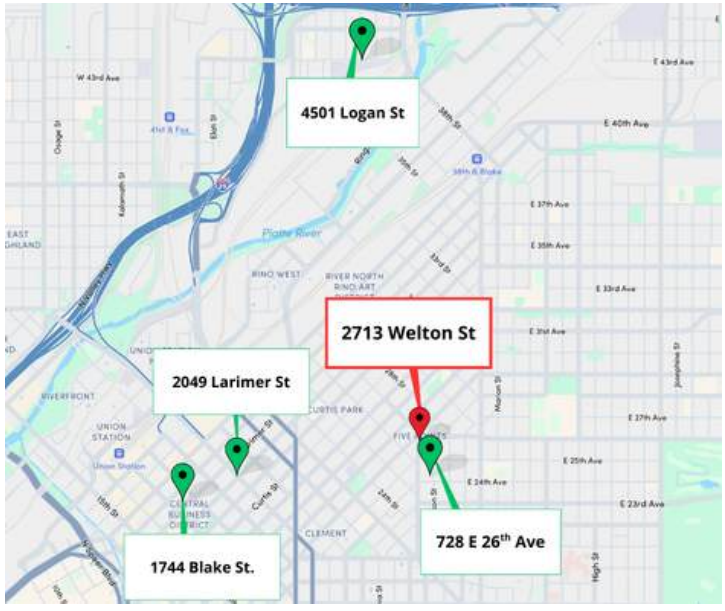
COMPARABLE SALES



1

2

3

4

#	Property	Price	Rentable SF	Year Built
SUB	2713-2717 Welton St.	$1,100,000	6,291	1889
1	4501-4503 Logan St	$1,199,000	3,999	1918
2	1744-1746 Blake St.	$1,299,000	3,067	1894
3	728 E 26th Ave.	$525,000	4,723	1895
4	2049-2053 Larimer St.	$1,400,000	3,125	1885

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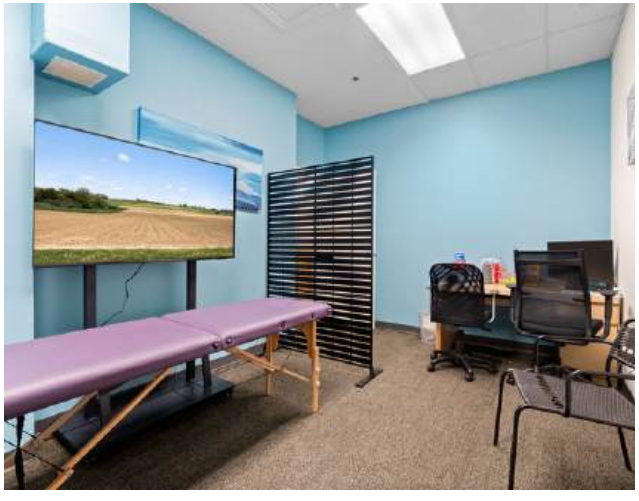

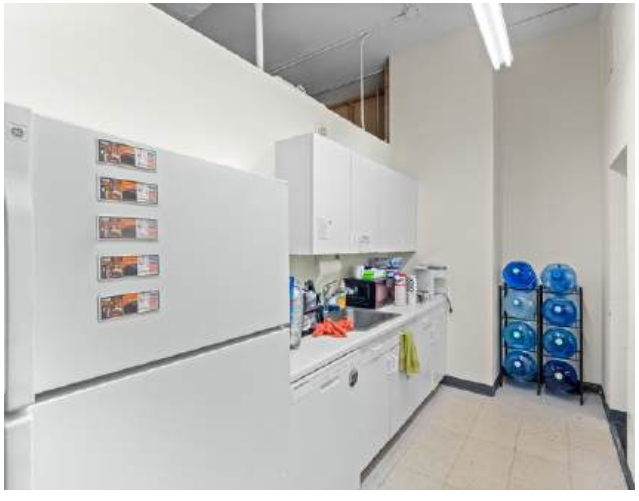

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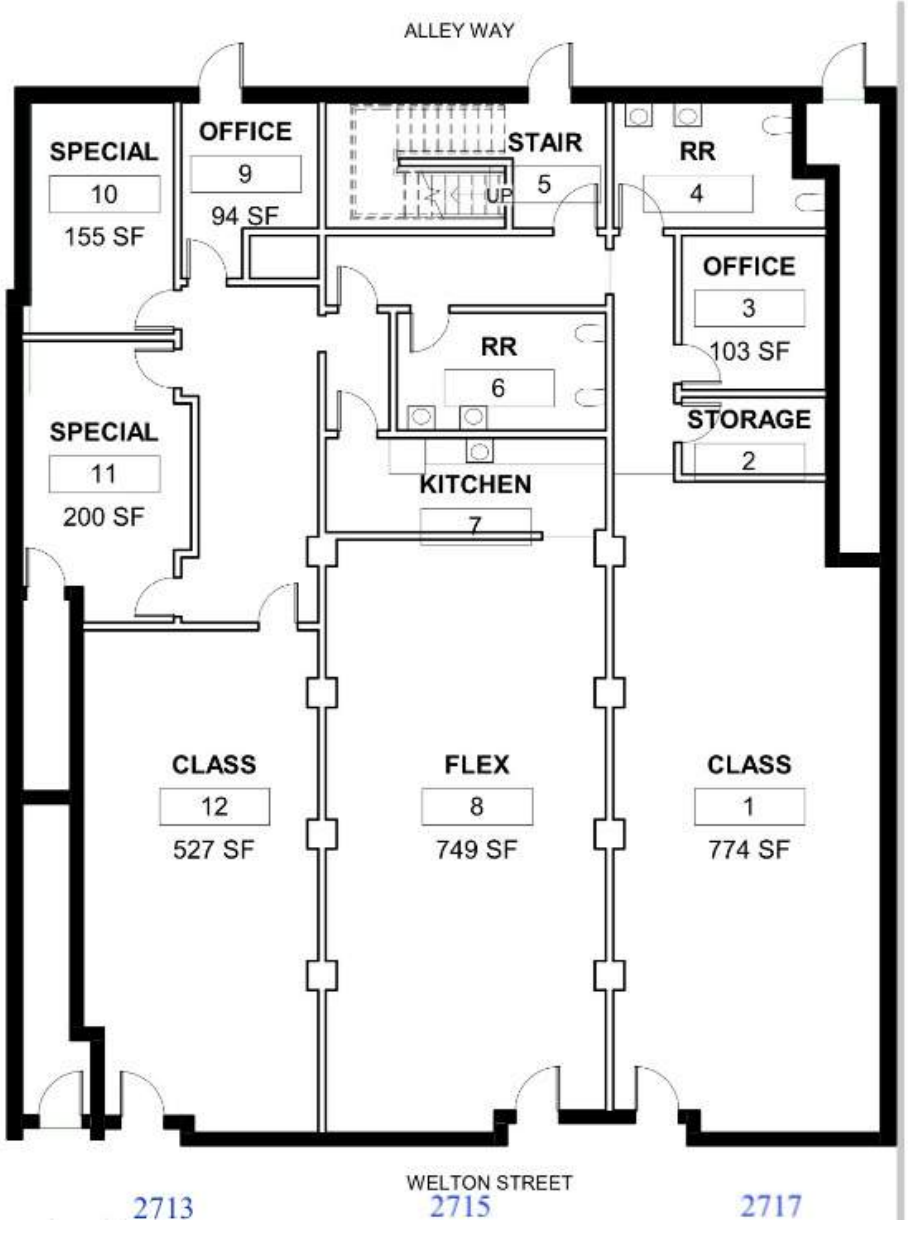
FLOOR PLAN



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LOCATION: RIVER NORTH/FIVE POINTS IN DENVER

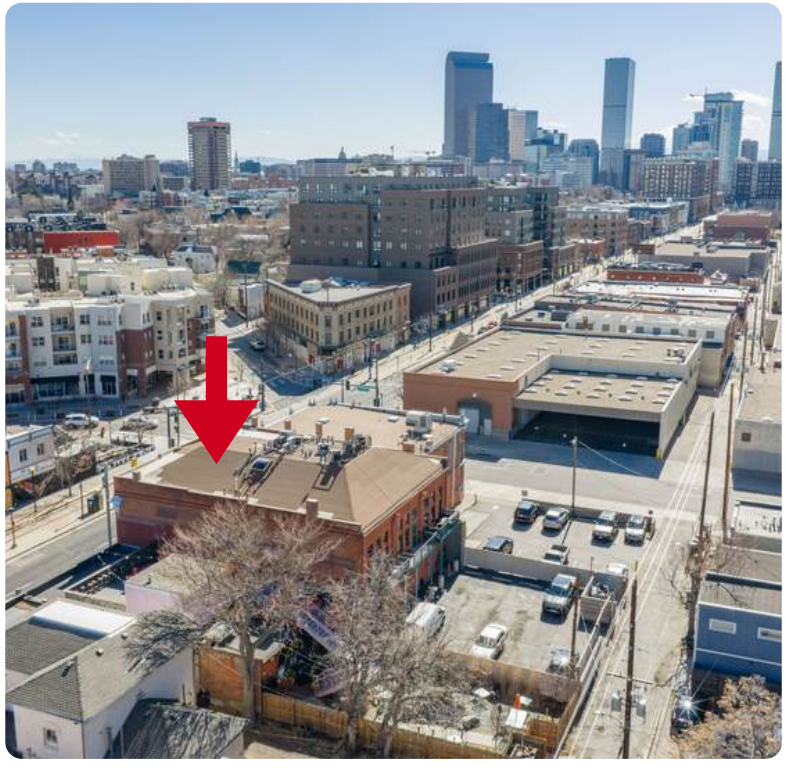
RIVER NORTH/FIVE POINTS NEIGHBORHOOD

The River North (RiNo) Art District and the historic Five Points neighborhood represent one of Denver's most dynamic and rapidly evolving urban districts. Located immediately northeast of Downtown Denver, the area has transformed from an industrial warehouse corridor into a thriving hub for creative businesses, technology companies, restaurants, breweries, and mixed-use developments.
RiNo is widely recognized for its vibrant arts culture, featuring colorful street murals, galleries, and event spaces that have helped establish the district as one of Denver's most unique destinations. Over the past decade, significant investment and redevelopment have brought new office buildings, luxury apartments, boutique hotels, and entertainment venues, attracting both residents and businesses seeking an energetic urban environment.

Five Points, one of Denver's oldest neighborhoods, blends historic character with modern redevelopment. The area is home to a growing collection of restaurants, coffee shops, breweries, and music venues, while maintaining its strong cultural heritage as the historic center of Denver's jazz scene.

The neighborhood benefits from excellent transportation connectivity, including multiple RTD light rail stations, proximity to Interstate 25 and Interstate 70, and quick access to Downtown Denver—just minutes away. This accessibility, combined with continued investment and strong population growth, has made the RiNo/Five Points area a highly desirable location for businesses and owner-users looking to establish a presence in one of Denver's most active commercial corridors.

With its creative atmosphere, walkable amenities, transit access, and ongoing development, the River North and Five Points neighborhoods continue to emerge as one of Denver's premier locations for office, retail, and mixed-use investment.



Walk Score 97

Walker's Paradise
Daily errands do not require a car.

Transit Score 81

Excellent Transit
Transit is convenient for most trips

Bike Score 99

Biker's Paradis
Very flat, excellent bike lanes

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DENVER NEIGHBORHOODS: FIVE POINTS

Five Points is one of Denver's most historic and culturally rich neighborhoods, often referred to as the "Harlem of the West" due to its deep ties to the city's African American community and jazz music history.

Established in the late 1800s, Five Points quickly became a thriving cultural hub, attracting a diverse population and becoming home to a vibrant jazz scene in th mid-20th century. Legends like Billie Holiday, Duke Ellington, and Louis Armstrong graced the stages of the neighborhood's iconic clubs, leaving a lasting legacy that still resonates today. The history of Five Points is woven into the fabric of Denver, and recent revitalization efforts are bringing renewed energy to this storied community.

Living in Five Points offers a dynamic blend of historic charm and modern urban life. The neighborhood's tree-lined streets are home to a mix of historic Victorian houses, modern townhomes, and sleek apartment complexes, making it an appealing option for a diverse range of residents. Five Points is known for its walkability, with trendy coffee shops, art galleries, restaurants, and breweries all within easy reach. Larimer Street, one of the neighborhood's main thoroughfares, connects Five Points to the nearby RiNo Art District, offering even more options for dining, entertainment, and nightlife.

Cultural attractions are at the heart of Five Points. The Black American West Museum and Heritage Center tells the often-overlooked stories of African American pioneers, while the Blair-Caldwell African American Research Library serves as a vital community resource and cultural hub.

DEMOGRAPHICS

TYPE	1 MILE	3 MILES
POPULATION	49, 525	234,513
# OF HOUSEHOLDS	30,252	121,311
MEDIAN AGE	37.2	36.8
MEDIAN HH INCOME	$85,351	$77,680
DAYTIME EMPLOYEES	124,393	254,053

The neighborhood also hosts the annual Five Points Jazz Festival, a lively event that draws crowds from across the city to celebrate the neighborhood's musical heritage with live performances, food vendors, and local artisans.

Five Points is also in the midst of significant development and revitalization, with new businesses, parks, and public spaces enhancing the area's appeal. While the neighborhood retains much of its historical character, new developments are transforming once-industrial areas into vibrant mixed-use spaces that cater to the growing population. The light rail runs directly through Five Points, making it easy for residents to commute to downtown Denver and other parts of the city.

As it continues to evolve, Five Points remains a neighborhood that honors its rich past while embracing change. Its blend of historic significance, cultural vibrancy, and urban convenience makes it one of Denver's most unique and sought-after communities. Whether you're drawn to its storied history, artistic flair, or central location, Five Points offers a distinct urban experience with a deep sense of community and culture.

TRAFFIC COUNTS

TYPE	CROSS STREET	CARS/DAY	DISTANCE
BROADWAY	CHAMPA ST S	18,032	0.01 mi
CHAMPA ST	BROADWAY SW	9,520	0.01 mi
22ND ST	CHAMPA ST NW	7,359	0.04 mi
CHAMPA ST	21ST ST SW	5,574	0.05 mi
BROADWAY	CHAMPA ST N	26,795	0.05 mi
CHAMPA ST	21ST ST SW	5,581	0.06 mi
CURTIS ST	21ST ST SW	3,962	0.06 mi
CURTIS ST	21ST ST SW	4,000	0.06 mi
CHAMPA ST	23RD ST NE	5,768	0.08 mi
STOUT ST	21ST ST SW	4,257	0.08 mi

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2025 ECONOMIC OVERVIEW

710,800
POPULATION

$574K
MEDIAN HOME PRICE

474,978
OF EMPLOYEES

ECONOMIC & JOB GROWTH
#1
AREA DEVELOPMENT

ECONOMIC RANKING
#1
U.S. NEWS

BEST PLACES TO LIVE
#2
U.S. NEWS & WORLD REPORT

HEALTHIEST CITY
#3
FORBES

BEST CITY FOR GRADS
#3
RENT.COM

BEST PLACE TO WORK
#4
FORBES

FASTEST GROWING METRO
#6
FORBES

BEST PLACE TO TRAVEL
TOP 10
LONELY PLANET

DENVER COLORADO
2025 ECONOMIC OVERVIEW

Denver's commercial real estate market is set for a positive outlook in 2025, bolstered by a low retail availability rate, minimal new construction, and a resilient consumer base. While concerns over economic softness and slower population growth linger, retail and industrial sectors are performing well, with industrial remaining a standout due to strong demand from e-commerce and logistics.

Construction activity remains subdued, with most new projects being freestanding build-to-suits. Retail inventory has grown slowly, helping restore balance in the market. The outlook for multifamily and retail is also favorable, though both sectors face some vulnerabilities. In the office market, vacancy rates are beginning to moderate in some areas.

Key trends for 2025 include increased office leasing without significant rent reductions, stabilized construction costs as inflation cools, and continued downtown revitalization. Owner-user building purchases are expected to rise, and the industrial sector is poised for continued strength. Despite challenges like climate change concerns and interest rate uncertainty, opportunities in affordable housing and public-private partnerships present significant growth potential

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DENVER DEVELOPMENT

In Downtown Denver, recent completed or currently under construction development projects include the 16th Street Mall reconstruction, the Larimer Bridge replacement with streetscaping improvements, the Downtown Rail Reconstruction Project focusing on key intersections, and various bicycle connection projects like the 15th Street Bicycle Connection and Bannock Street Bikeway. Future projects to expand the downtown area include a 55-acre mixed use development plan using the parking lots around Ball Arena, a 62-acre master-planned mixed-use community knows as the River Mile, and other developments including more than 1,000 hotel rooms, 5,000 residential units, 2.5 million square feet of office space, and a large condominium development.

16th Street Mall Project: A major ongoing project to revitalize the 16th Street Mall with improved infrastructure and pedestrian experience.

Downtown Rail Reconstruction: RTD's project to reconstruct light rail tracks and infrastructure at key downtown intersections, with phase one recently finished.

KSE-Ball Arena Redevelopment: The 55-acre KSE-Ball Arena project proposes between 10 to 12 million square feet of mixed-use, office, retail, and residential space. The project will replace existing land currently used as parking lots and will better connect Ball Arena to Lower Downtown Denver, Auraria Campus,
and the future River Mile development.

The River Mile: A new, urban mixed-use neighborhood to be built along a one-mile stretch of the South Platte River between Speer Blvd and Auraria Pkwy. Adjacent to two transit stations and the birthplace of the city, the plan calls for a bike and pedestrian-oriented public realm, new waterfront parks and public spaces, and the continued restoration of the South Platte River.

Downtown Development Authority (DDA) Expansion: The DDA will be expanded to include the Central Business District, Union Station, and part of North Capitol Hill. The expansion is expected to make over $500 million available for investment in 2025. The DDA will use public investments to create a thriving downtown and accelerate economic growth.

16th Street Mall

River Mile

KSE-Ball Arena

RTD Light Mall

DENVER EMPLOYERS

2713 Welton

PUBLIC TRANSPORTATION

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

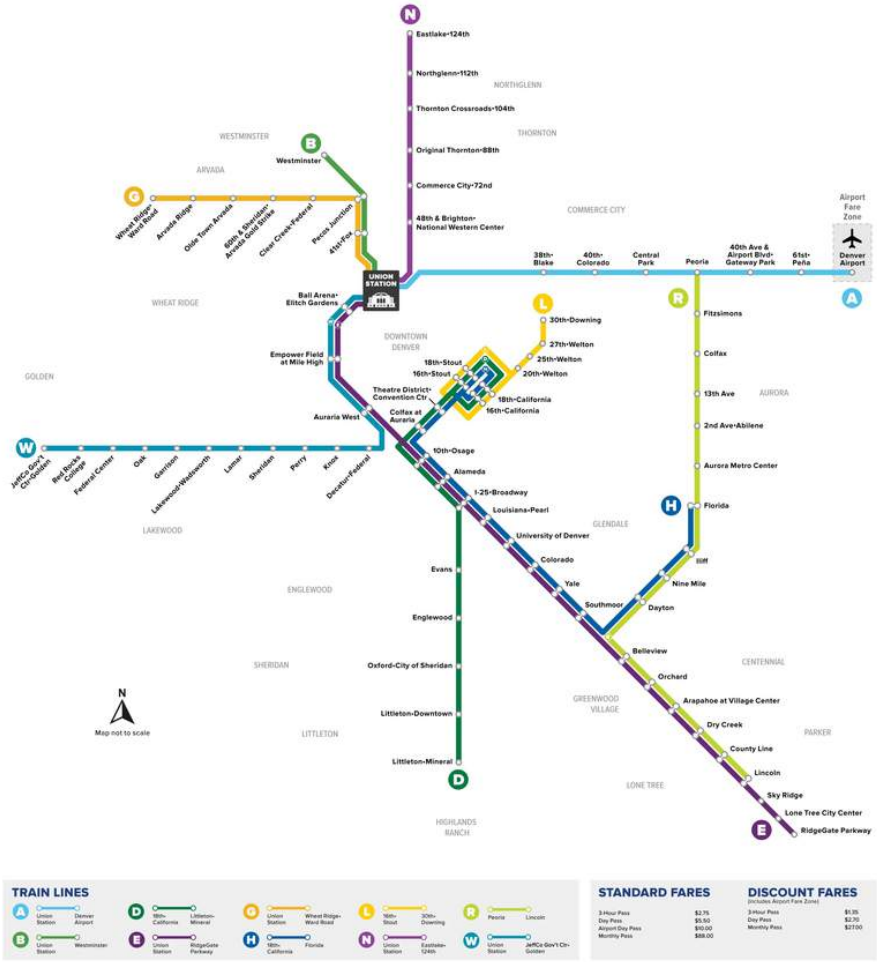
Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- ✓ Arrow Electronics
- ✓ DISH Network
- ✓ Qurate Retail
- ✓ Ball
- ✓ DaVita
- ✓ FV
- ✓ Newmont
- ✓ Liberty Media
- ✓ DCP Midstream
- ✓ Ovintiv



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides

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NEIGHBORHOOD ATTRACTIONS

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BROKERAGE TEAM

MICHELLE GLASS

Senior Real Estate Advisor
720.575.2870
MichelleDirect@kw.com

TANERRA SHIELDS

Director of Operations
720.575.2870
TanerraShields@kw.com

TROY STEPHENS

Real Estate Advisor
720.780.7257
TroyStephens@kw.com

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