

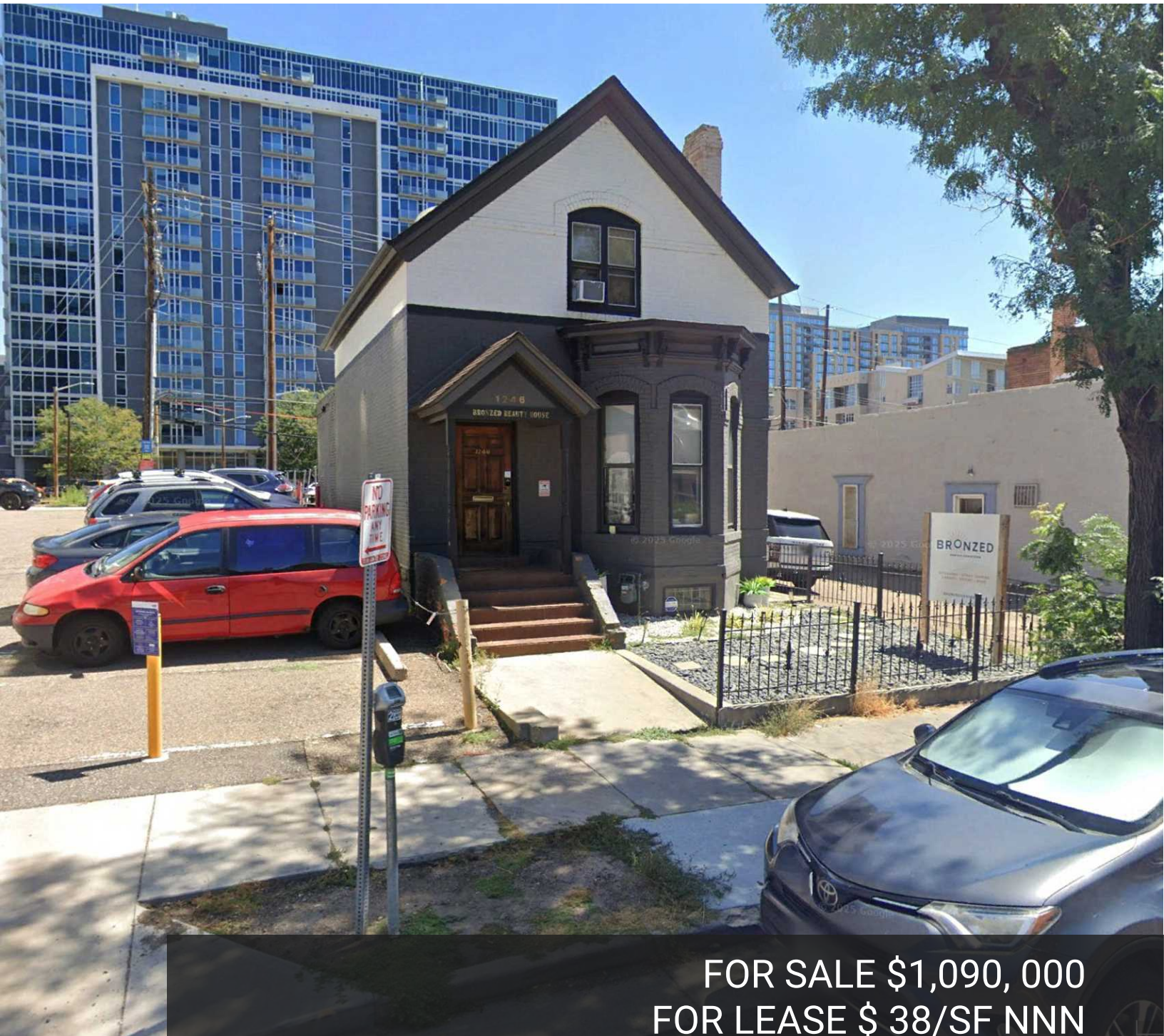
FOR SALE OR LEASE

BOUTIQUE COMMERCIAL BUILDING IN THE GOLDEN TRIANGLE

1246 DELAWARE STREET | DENVER, CO 80204



TRANSWORLD®
Commercial Real Estate



FOR SALE \$1,090, 000
FOR LEASE \$ 38/SF NNN

5261 S Quebec St #250
Englewood, Colorado 80111



PRESENTED BY:

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SECTION I

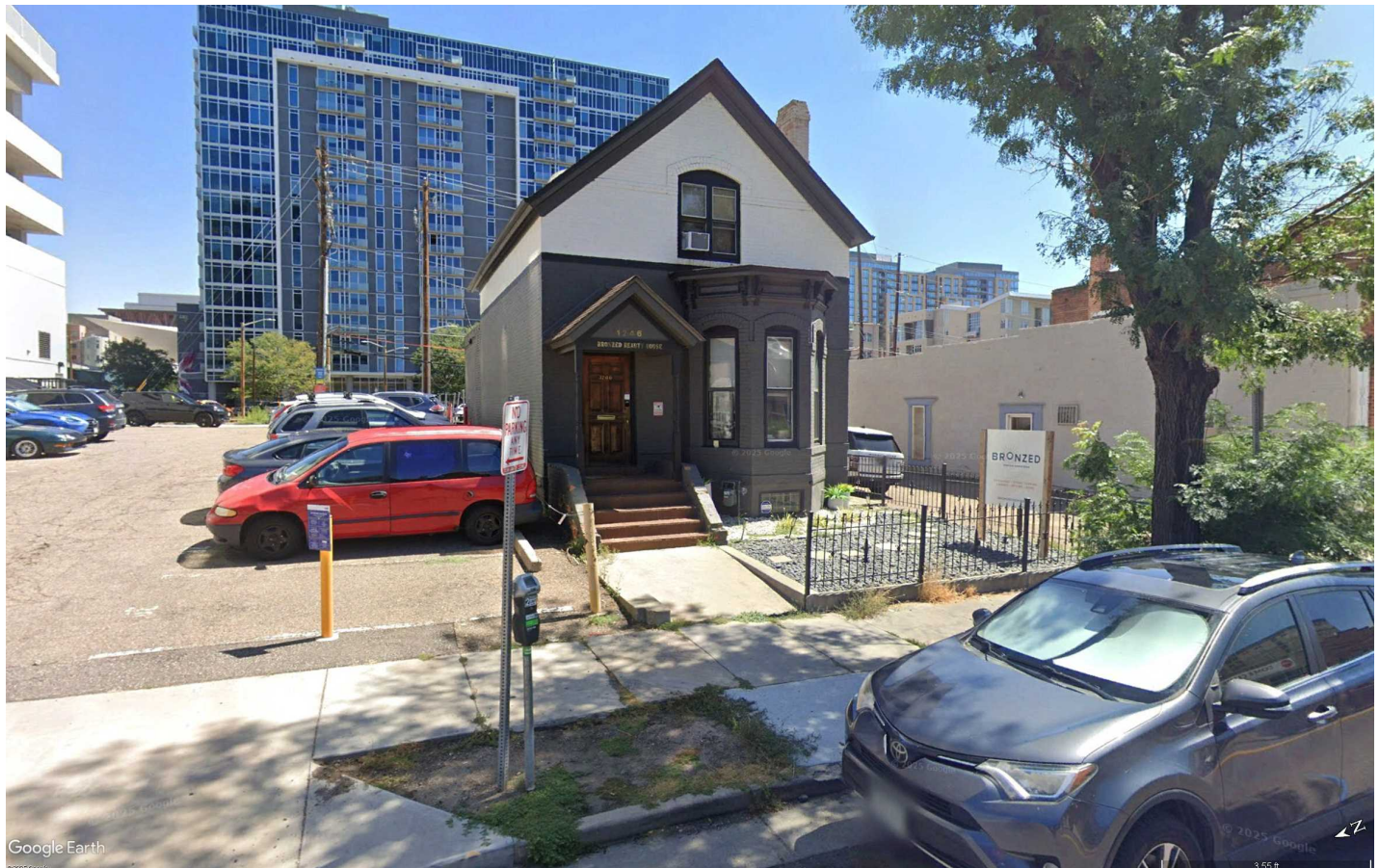
Property Summary



PROPERTY SUMMARY

Bronzed Denver
1246 Delaware Street | Denver, CO 80204

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Property Summary

Availability:	For Sale or Lease
Purchase Price:	\$1,090,000
Lease Rate:	\$38.00/SF NNN
Available SF:	1,423 SF
Lot Size:	0.07 Acres
Year Built:	1932
Zoning:	D-GT
Parking:	5
Total Floors:	2
Occupancy:	Vacant upon Sale/Lease (negotiable)

Property Overview

1246 Delaware Street presents a rare opportunity to purchase or lease a boutique freestanding building in Denver's vibrant Golden Triangle Creative District. Currently operating as Bronzed Denver, the space is ideal for a wellness business, boutique office, retail concept, or creative studio — with the added long-term potential for redevelopment under flexible D-GT zoning. Five dedicated parking spaces is an added bonus for employees and guests.

Location Overview

Golden Triangle Creative District is one of Denver's most dynamic and walkable neighborhoods, offering a unique blend of culture, commerce, and lifestyle. Located minutes from Downtown Denver and the Cherry Creek corridor, the area benefits from excellent access via Speer Boulevard, Broadway, and Lincoln Street, plus public transportation hubs nearby.

Cultural landmarks like the Denver Art Museum, History Colorado Center, and Civic Center Park drive daily foot traffic and continued neighborhood vibrancy.

SECTION II

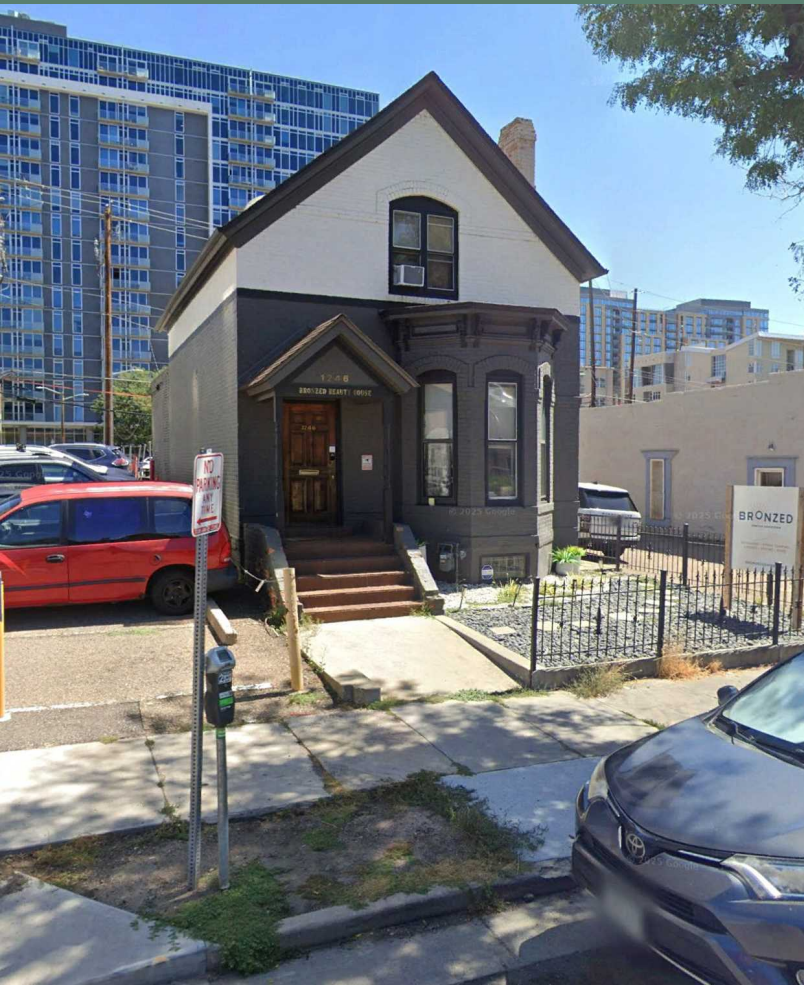
Photos



PROPERTY PHOTOS

Bronzed Denver
1246 Delaware Street | Denver, CO 80204

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PROPERTY PHOTOS

Bronzed Denver
1246 Delaware Street | Denver, CO 80204

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PROPERTY PHOTOS

Bronzed Denver
1246 Delaware Street | Denver, CO 80204

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SECTION III

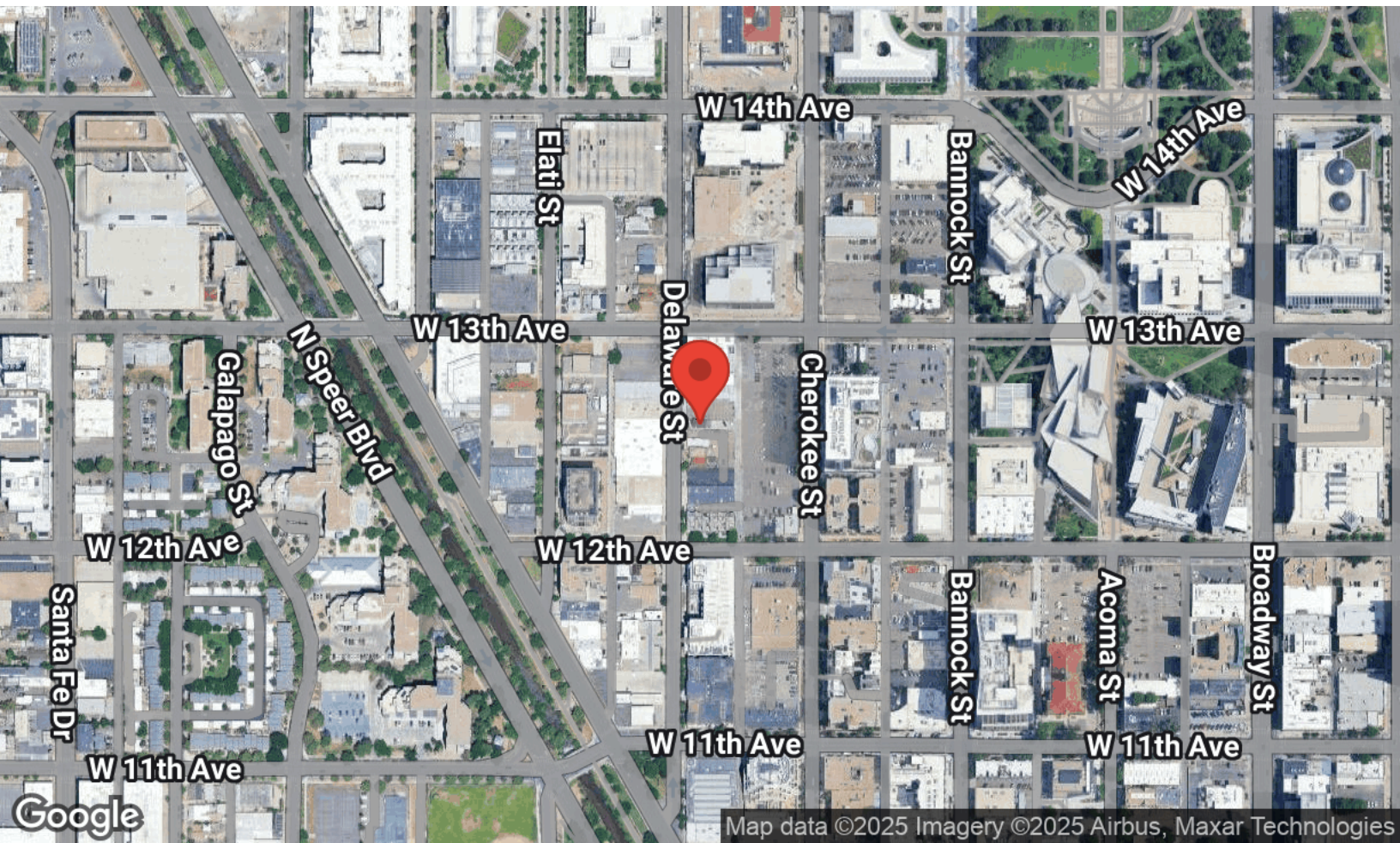
Maps / Demographics



LOCATION MAPS

Bronzed Denver
1246 Delaware Street | Denver, CO 80204

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BUSINESS MAP

Bronzed Denver
1246 Delaware Street | Denver, CO 80204

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Colfax
Ave &
Broadway

City park

Cuba Cuba Cafe & Bar

Marriott
Element Denver Downtown East

Pints Pub

MODERN NOMAD
Modern Nomad Home

CLYFFORD STILL
MUSEUM
Clyfford Still Museum

eden
aesthetics
Eden Aesthetics

Gallery 1261

LAGREE
LUXE
Lagree Luxe Golden Triangle

The River Yoga

spot
The Spot Bouldering Gym

W 12th Ave

W 12th Ave

Cap City Tavern
Cap City Tavern

The City Nail Bar and Lash

Leven Deli Co.

Zeitgeist Modern Furniture Classics

Kirkland Museum

W 11th Ave

W 11th Ave

Dulce Vida

Lo Stella Ristorante

flora
Flora

The Station Hair Studio

Envogue Salon

Metropolis Coffee

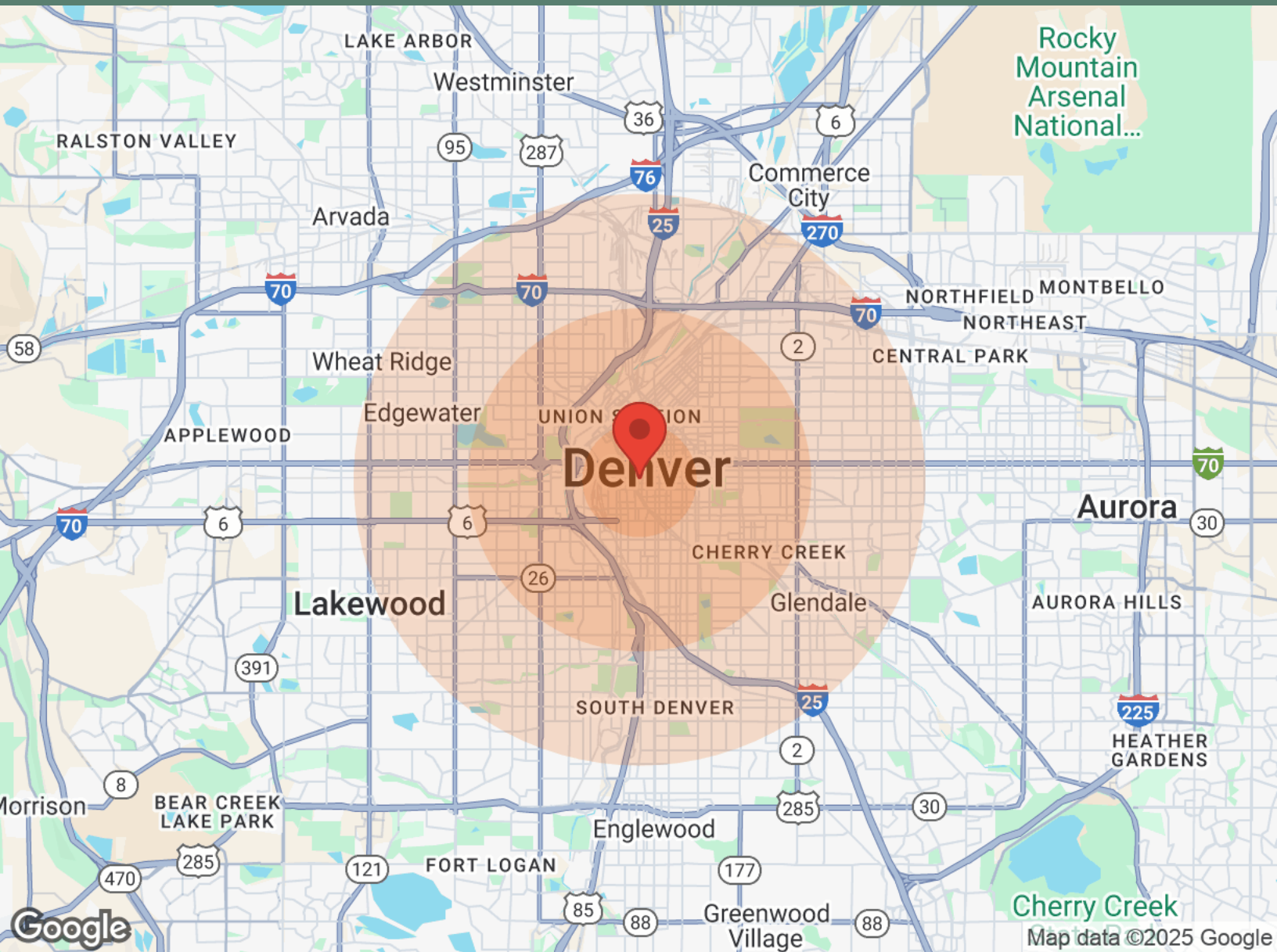
W 10th Ave

W 9th Ave

DEMOGRAPHICS

Bronzed Denver
1246 Delaware Street | Denver, CO 80204

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Population	1 Mile	3 Miles	5 Miles
Male	21,322	108,645	240,585
Female	16,655	100,565	234,617
Total Population	37,977	209,210	475,202
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,911	35,031	90,507
Ages 15-24	1,607	16,992	47,307
Ages 25-54	21,418	99,563	212,271
Ages 55-64	5,323	27,273	58,716
Ages 65+	5,718	30,351	66,401
Race	1 Mile	3 Miles	5 Miles
White	31,643	162,972	359,934
Black	1,990	11,225	23,874
Am In/AK Nat	158	956	2,245
Hawaiian	1	3	13
Hispanic	6,778	67,064	171,596
Multi-Racial	7,110	63,126	163,948

Income	1 Mile	3 Miles	5 Miles
Median	\$36,043	\$40,864	\$43,417
< \$15,000	6,311	20,770	37,855
\$15,000-\$24,999	3,396	13,178	26,581
\$25,000-\$34,999	2,355	11,004	23,820
\$35,000-\$49,999	3,619	14,463	29,960
\$50,000-\$74,999	3,545	16,051	35,138
\$75,000-\$99,999	1,870	9,612	21,409
\$100,000-\$149,999	2,026	10,767	21,562
\$150,000-\$199,999	617	4,113	8,003
> \$200,000	741	5,584	10,325

Housing	1 Mile	3 Miles	5 Miles
Total Units	28,552	121,956	245,017
Occupied	25,394	110,496	224,619
Owner Occupied	5,809	42,875	104,990
Renter Occupied	19,585	67,621	119,629
Vacant	3,158	11,460	20,398

SECTION IV

Broker Profile





JASON STARTARI
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Transworld Commercial Real Estate
5261 S Quebec Street
Greenwood Village, CO 80111

Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite "retiring" from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!