

# Ace Hardware & Pet Supply Plus Co...

1060 Arapahoe St, Denver, CO 80202

Presented By:  
Colorado Hospitality



# Ace Hardware & Pet Supply Plus Combo Downtown

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## Property Details

This offering presents a rare opportunity to acquire a fully renovated, dual-branded retail condominium in the heart of Downtown Denver. Located on the ground level of Brooks Tower at the prominent corner of 15th and Arapahoe Streets, this 11,164-square-foot property consists of two conjoined retail/commercial condominium units. The space is currently occupied by two nationally recognized tenants: Ace Hardware and Pet Supplies Plus.

Brooks Tower is a 42-story, 566-unit residential condominium building situated in the Central Business District. The subject units are situated at the building's base with direct street-level access, highly visible signage opportunities, and excellent pedestrian exposure. Both units underwent full interior renovation in 2021, converting the space from its previous use as restaurants into vibrant, modern retail environments.

The layout features open-concept retail space with sealed concrete floors, acoustic ceilings, LED lighting, and dual restrooms for each unit. The two retail spaces are operated separately but share an open floorplan with no interior demising wall, allowing operational flexibility and potential for reconfiguration.

The subject totals 11,164 square feet, divided into approximately 3,480 square feet for the Ace Hardware and 7,379 square feet for the Pet Supplies Plus. The combined layout offers excellent functional utility and strong market appeal for a range of retail operators. Both tenants benefit from the surrounding residential density, nearby office towers, entertainment venues, and ongoing pedestrian traffic generated by the 16th Street Mall and the Denver Center for the Performing Arts.

Zoned D-TD (Downtown Theatre District), the property is well positioned within one of the city's most active and eclectic commercial zones. The zoning permits a wide variety of uses including retail, office, residential, and entertainment. The area is home to a mix of local and national retailers, hotels, restaurants, and major cultural destinations.

Transportation access is excellent with proximity to Union Station, the RTD light rail, and several major arterial routes including I-25 and Colfax Avenue. Public parking garages, metered street parking, and alternative transportation options (including bike and scooter shares) support a consistent customer base and ease of access for employees and shoppers alike.

There are 300 parking spaces in Brooks Tower, designated for residential occupants. Retail visitors and employees utilize ample metered street parking or nearby public lots and garages.

Price:	\$7,950,000
Property Type:	Retail
Sale Type:	Owner User
Gross Building Area:	11,164 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1977

This property is offered fee simple and unencumbered by long-term leases, making it suitable for either continued investment with existing tenants or a repositioning for an owner-user. The units have historically been owner-occupied and maintained in good condition. There is no known deferred maintenance, and the property has been professionally managed and maintained.

Downtown Denver continues to be a highly sought-after market for retail and mixed-use investment. With a dense population, strong economic fundamentals, and significant ongoing development, the area remains one of the most resilient and active urban cores in the Mountain West region.

Whether you are seeking a stabilized asset with reliable national-brand tenancy, or an opportunity to own flagship space in a top-tier urban location, this offering presents unmatched visibility, location, and long-term upside.

**Price: \$7,950,000**

- Prime corner location in Brooks Tower with street frontage on 15th and Arapahoe
- Fully renovated in 2021 for modern retail use
- Anchored by national brands: Ace Hardware and Pet Supplies Plus
- Over 11,100 SF of combined retail space
- Surrounded by dense residential, office, and entertainment foot traffic

View the full listing here: <https://www.loopnet.com/Listing/1060-Arapahoe-St-Denver-CO/37095118/>

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Location

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## Property Photos



Exterior



Retail

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## Property Photos



Pet Area

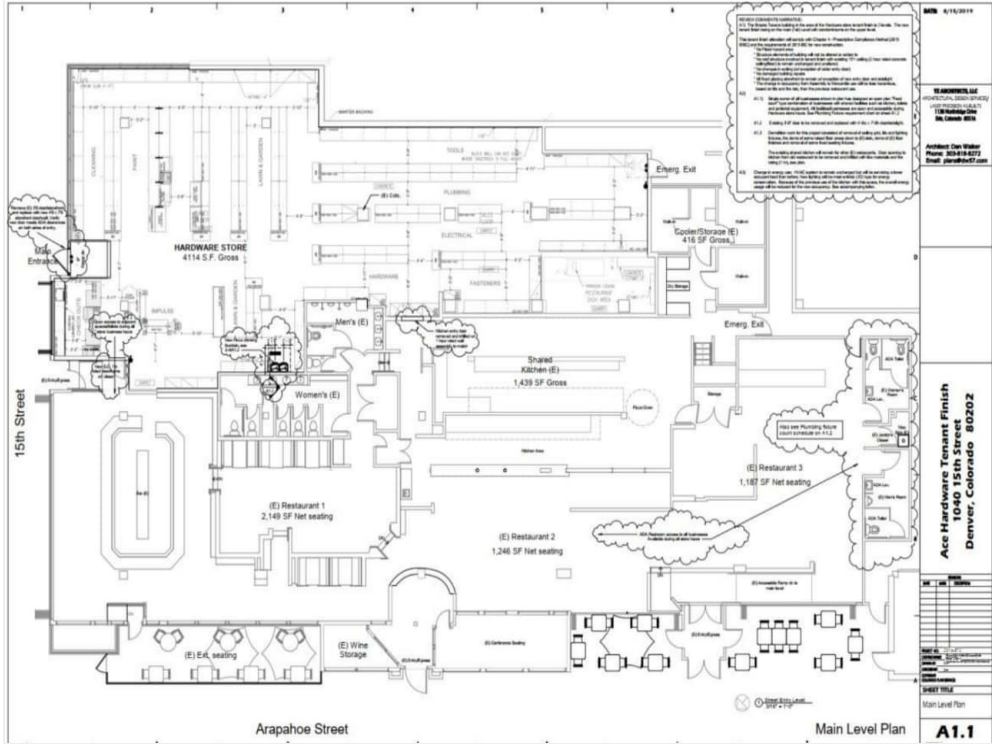


Retail

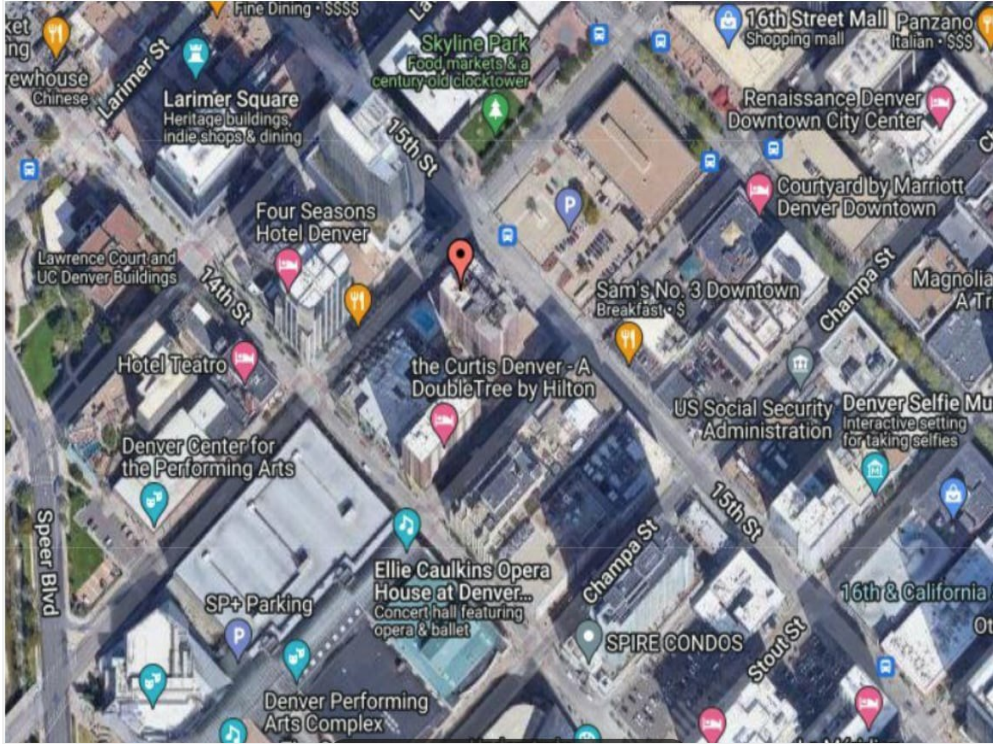
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## Property Photos



Floor Plan



Aerial View

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