



Kentwood
Real Estate

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**AVAILABLE FOR SALE -
LAFAYETTE SUITES AT CITY PARK WEST**

**1658-1668 N Lafayette Street
Denver, Colorado**



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EXECUTIVE SUMMARY

Introducing the Lafayette Suites at City Park West—a premier opportunity to own a free-standing office building in Denver’s coveted City Park West neighborhood, where timeless elegance meets modern functionality. Currently utilized as co-working space, this property boasts 23 offices of varying layouts, a striking brick facade, and large windows that flood the interiors with natural light. The building blends original fixtures with modern updates, offering a well-appointed kitchen, several communal areas, cozy outdoor patio areas, and convenient off-street parking. Set on a spacious lot, it provides a tranquil atmosphere on a scenic, tree-lined street. Its unbeatable location places you just blocks from City Park and a wealth of nearby restaurants, bars, markets, retail stores, and services. This is an ideal opportunity for investors or future owner-users seeking a prime headquarters location.

OFFERED AT \$4,850,000 | CAP RATE 8.33%

Property Details

# of Units	23
Building Size	13,658 Square Feet
Lot Size	12,725 Square Feet
Year Built	1921/1937
Roof	Sloped
Property Type	Office
Construction	Masonry
Heat	Gas Furnace
Zoning	C-MS-5
Parking	Surface Lot (18 Spaces)

PROPERTY HIGHLIGHTS

- PERFECT FOR AN INVESTOR OR AN OWNER/USER (SHORT-TERM TENANT LEASES)
- LIGHT AND BRIGHT UNITS/OFFICES
- RECENTLY REMODELED THROUGHOUT
- BEAUTIFUL COMMON SPACES & OUTDOOR PATIOS
- OFF-STREET PARKING
- SPECTACULAR LOCATION NEAR DOWNTOWN DENVER, CITY PARK, RETAIL, RESTAURANTS & MORE!

CLICK [HERE](#) FOR PHOTOGRAPHY SLIDESHOW



INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL PHOTOS

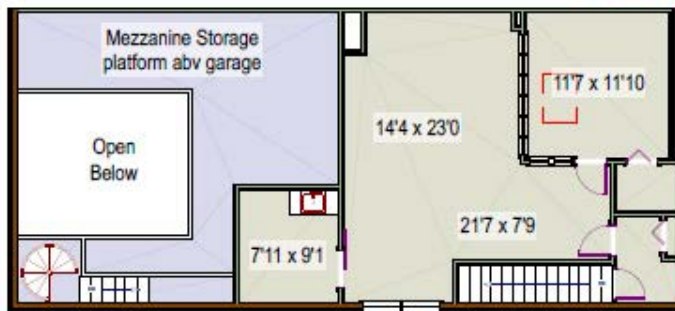


PROPERTY LAYOUT

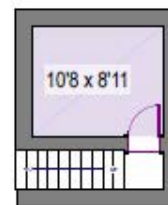
Level 1



Level 1A



Basement



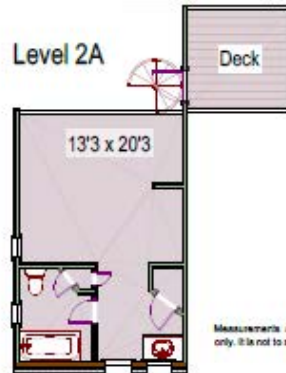
- #1668 Lafayette
- #1666 Lafayette
- #1662 A Lafayette
- #1662 B Lafayette
- #1664 Lafayette
- #1662 C Lafayette
- Common Area



Measurements are approximate and no responsibility is taken for any omission or mis-statement. This floor plan is for identification purposes only. It is not to scale and may not be relied upon for any purpose whatsoever. Floor plan created by Overhead Views, ovw@overheadviews.com

PROPERTY LAYOUT

Level 2



#1668 Lafayette

#1660 Lafayette

#1658 A Lafayette

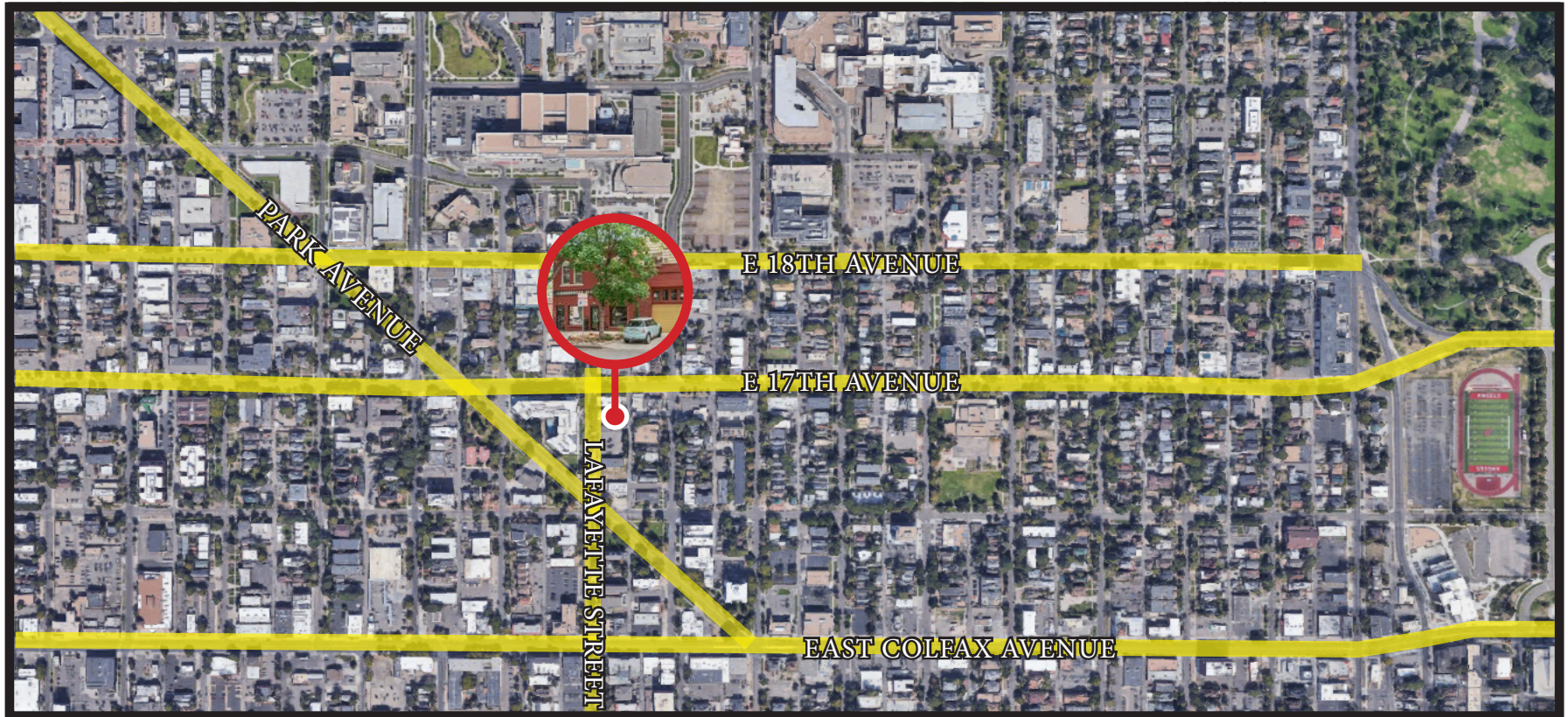
#1658 B Lafayette

Common Area



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Area Map



AREA HIGHLIGHTS

DINING/BARS/COFFEE

White Pie
D.P. Dough Denver
Brothers BBQ
Olive and Finch
Thai Basil
Walter's 303 Pizzeria & Publik House
One Fold
Hive Garden Bistro
The Porchetta House
The Weathervane Cafe
Doppio Coffee
Stoney's Uptown Joint

CULTURE/RECREATION

City Park
Denver Zoo
Museum of Nature and Science
City Park Golf Course
Carla Madison Recreation Center

HEALTH & WELLNESS

Orange Theory
Samadhi Yoga Sangha
Star Cycle Denver
Woodhouse Spa Denver
Jalan Facial Spa

RETAIL/SERVICES

Talulah Jones Gifts
Marczyk Fine Foods
Sun Market
Natural Grocers
7-Eleven
Star Salon
Three Little Birds Salon
FirstBank
MidwestOne Bank
Babylon Floral
LivWell
Dependable Cleaners

Aerial Location



Aerial Location



Neighborhood Info

WALK, TRANSIT & BIKE SCORES

Walk Score	95	'Walker's Paradise'
Bike Score	91	'Biker's Paradise'
Transit Score	55	'Good Transit'

DEMOGRAPHICS

POPULATION 2023	1 mi	49,180
	2 mi	147,044
	3 mi	233,496
POPULATION PROJECTION 2028	1 mi	49,946
	2 mi	149,793
	3 mi	238,031
AVERAGE HOUSEHOLD INCOME	1 mi	\$98,619
	2 mi	\$111,193
	3 mi	\$117,713
DAYTIME EMPLOYEES	1 mi	60,184
	2 mi	196,674
	3 mi	259,677
DAYTIME BUSINESSES	1 mi	6,178
	2 mi	19,163
	3 mi	26,581
CONSUMER SPENDING	1 mi	\$868,544,036
	2 mi	\$2,614,044,229
	3 mi	\$4,124,408,614

CITY PARK WEST

City Park West, located in the bustling heart of Denver, Colorado, stands as a testament to the seamless blend of historical richness and contemporary flair. It's a place where the charm of tree-lined streets meets the convenience of city living, offering residents and visitors an array of diverse dining experiences, unique shopping destinations, and a vibrant array of entertainment choices. City Park West borders the famous City Park, Denver's largest public park, known for its scenic beauty and recreational opportunities. The park houses the esteemed Denver Museum of Nature & Science, a hub of discovery and education that attracts visitors from all over, and the Denver Zoo, a beloved destination for families and wildlife enthusiasts alike. Beyond its immediate attractions, City Park West is a cultural hotspot, offering easy access to a world where art, science, and nature intersect. The neighborhood's vibrant streets are dotted with art galleries, small theaters, and live music venues, creating an atmosphere that buzzes with creativity and inspiration. It's a place where the past is cherished in historic architecture and the future is embraced through modern developments and an evolving skyline.



FINANCIAL ANALYSIS



UNIT MIX & AVERAGE RENT SCHEDULE

# UNITS	TENANT NAME	MONTHLY RENT	SCHEDULED GROSS INCOME (ACTUAL)
1	REBOUND	\$12,221	\$146,652
3	HOGARTH	\$8,000	\$96,000
2	APA CONSULTING	\$3,400	\$40,800
17	COWORKING	\$20,177	\$242,124

OPERATING DATA: INCOME

INCOME	ACTUAL
GROSS ANNUAL RENT	\$525,576
VACANCY ALLOWANCE	(\$5,256)
NET RENTAL INCOME	\$520,320
EFFECTIVE GROSS INCOME	\$520,320

OPERATING DATA: EXPENSES

ESTIMATED EXPENSES	ACTUAL	% OF SGI
INSURANCE	\$14,618	2.8%
MANAGEMENT	\$15,610	3.0%
TAXES (2023)	\$32,681	6.3%
GAS/ELECTRIC	\$19,848	3.8%
WATER/SEWER	\$4,089	0.8%
ADMINISTRATIVE	\$3,470	0.7%
REPAIRS/MAINTENANCE	\$19,331	3.7%
TRASH	\$1,703	0.3%
INTERNET	\$5,065	1.0%
TOTAL EXPENSES	\$116,415	22.4%
<i>EXPENSES PER UNIT</i>	\$5,062	
NOI	\$403,905	

FINANCIAL ANALYSIS



PROPERTY DESCRIPTION

UNITS:	23
YEAR BUILT:	1921/1937
YEAR RENOVATED:	2018
BUILDING SIZE:	13,658 SQFT
LOT SIZE:	12,725 SQFT
ROOF:	SLOPED
HEAT:	GAS FURNACE
PARKING:	SURFACE LOT

INVESTMENT SUMMARY

PRICE	\$4,850,000
PRICE/UNIT	\$210,869
PRICE/SQUARE FOOT	\$355.10

PROPOSED FINANCING

LOAN AMOUNT	\$3,637,500
DOWN PAYMENT	\$1,212,500
INTEREST RATE	7.00%
AMORTIZATION (yrs)	30
EST. MONTHLY PAYMENT	\$24,200

FINANCIAL ANALYSIS

	ACTUAL
NET OPERATING INCOME (NOI):	\$403,905
PROJECTED DEBT SERVICE:	(\$290,405)
BEFORE TAX - CASH FLOW:	\$113,500
CAP RATE:	8.33%
CASH-ON-CASH RETURN:	9.36%
PRINCIPLE REDUCTION (YR 1):	\$36,950
TOTAL RETURN:	12.40%



Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

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