



\$3,485,000

PRIME RETAIL CONDO ON DENVER'S
ICONIC 16TH STREET MALL. STRONG
TENANT BASE, **9.5% CAP RATE!**

FOR SALE!

403 16th Street 3rd Floor Denver, CO 80202

The prime retail condo located at 403 16th Street, Denver, CO, offers an exceptional investment opportunity. Situated on the iconic 16th Street Mall, this property benefits from high foot traffic, excellent visibility, and easy access to public transportation. With a strong tenant base, including a national credit salon suite company and a local engineering firm, this investment provides a stable and reliable income stream. The property's competitive cap rate of 9.5% makes it an attractive option for investors seeking a profitable return on their investment.



AVANT GROUP

201 MILWAUKEE ST SUITE 200 DENVER, CO

PH: 720 364-2073





\$3,485,000

PRIME RETAIL CONDO ON DENVER'S
ICONIC 16TH STREET MALL. STRONG
TENANT BASE, **9.5% CAP RATE!**

FOR SALE!

403 16th Street 3rd Floor Denver, CO 80202

The prime retail condo located at 403 16th Street, Denver, CO, offers an exceptional investment opportunity. Situated on the iconic 16th Street Mall, this property benefits from high foot traffic, excellent visibility, and easy access to public transportation. With a strong tenant base, including a national credit salon suite company and a local engineering firm, this investment provides a stable and reliable income stream. The property's competitive cap rate of 9.5% makes it an attractive option for investors seeking a profitable return on their investment.



AVANT GROUP

201 MILWAUKEE ST SUITE 200 DENVER, CO

PH: 720 364-2073



FINANCIALS:

403 16th Street 3rd Floor Denver, CO 80202

Investment Summary:
 Price: \$3,485,000
 CAP rate: 9.5%
 Price per square foot: \$313

Tenant:	Area SF:	Lease Commencement	Lease Expiration	Annual Rent	Rent/SF	Increases	Expense Reimbursements	Lease Type	Options
Salon Lofts	8715	3/29/2024	3/30/2034	\$ 244,020.00	28	3%/Annual	11.25 / ft (estimated per lease)	NNN	(2) 5 year options
Pure Power Engineering	2405	2/1/2022	3/31/2026	\$ 88,372.97	36.07	3%/Annual	\$0 / Gross Lease	NNN	(1) 3 year Options
Summary	Current Annualized	Per SF							
Net Leased Income	\$ 332,392.97	\$ 29.89							
NNN Reimbursements	\$ 98,043.75	\$ 8.82							
Total Income	\$ 430,436.72	\$ 38.71							
Recoverable Expenses									
CAM	\$ 44,010.75	\$ 3.96							
Real Estate Taxes	\$ 42,006.30	\$ 3.78							
Insurance	\$ 12,026.70	\$ 1.08							
Total Recoverable Expenses	\$ 98,043.75	\$ 8.82							
NOI	\$ 332,392.97	\$ 29.89							

DISCLAIMER

AVANT GROUP MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION ABOUT THE COMPLETENESS OR ACCURACY OF THE INFORMATION SET FORTH IN THIS OFFERING MEMORANDUM. YOU ARE RESPONSIBLE FOR INDEPENDENTLY VERIFYING ITS ACCURACY AND COMPLETENESS. AVANT GROUP HAS PREPARED THE INFORMATION CONCERNING THE PROPERTY BASED UPON ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, ITS KNOWLEDGE OF OTHER SIMILAR PROPERTIES IN THE MARKET, AND ON OTHER MARKET ASSUMPTIONS INCLUDING FACTORS BEYOND THE CONTROL OF AVANT GROUP AND THE OWNER OF THE PROPERTY. AVANT GROUP MAKES NO REPRESENTATION OR WARRANTY AS TO EITHER THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND THE INFORMATION SET FORTH IN THIS OFFERING MEMORANDUM IS NOT INTENDED TO BE A PROMISE OR REPRESENTATION AS TO THE FUTURE PERFORMANCE OF THE PROPERTY. ALTHOUGH THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, AVANT GROUP AND THE PROPERTY OWNER DISCLAIM ANY RESPONSIBILITY OR LIABILITY FOR ANY INACCURACIES. FURTHER, AVANT GROUP AND THE PROPERTY OWNER DISCLAIM ANY AND ALL LIABILITY FOR ANY EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES CONTAINED IN, OR FOR ANY OMISSIONS FROM, THE OFFERING MEMORANDUM AND FOR ANY OTHER WRITTEN OR ORAL COMMUNICATION TRANSMITTED OR MADE AVAILABLE TO YOU. AVANT GROUP SHALL MAKE AVAILABLE TO YOU, AS A QUALIFIED PROSPECTIVE INVESTOR, ADDITIONAL INFORMATION CONCERNING THE PROPERTY AND AN OPPORTUNITY TO INSPECT THE PROPERTY UPON WRITTEN REQUEST.



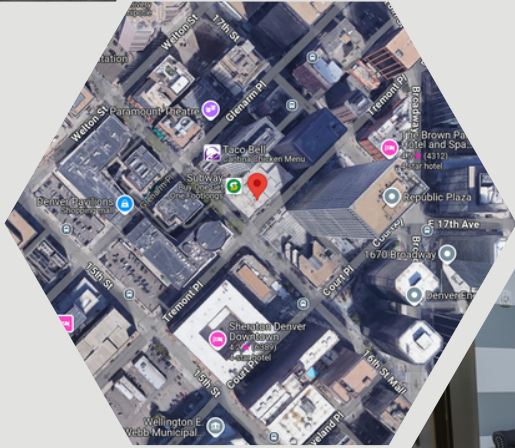
JASON RUSCIO
PRINCIPAL BROKER
720 364-2073
JRUSCIO@AVANTREP.COM



AVANT GROUP

201 MILWAUKEE ST, SUITE 200 DENVER, CO
 PH: 720 364-2073

WWW.AVANTREP.COM



JASON RUSCIO
PRINCIPAL BROKER
720 364-2073
JRUSCIO@AVANTREP.COM

- **THE 16TH STREET MALL PROJECT: A CATALYST FOR INVESTMENT**
- **THE 16TH STREET MALL PROJECT IS POISED TO REVITALIZE THE ENTIRE CORRIDOR, MAKING IT AN EVEN MORE ATTRACTIVE LOCATION FOR BUSINESSES AND INVESTORS. BY ENHANCING SAFETY, MOBILITY, AND INFRASTRUCTURE, THIS PROJECT WILL INCREASE FOOT TRAFFIC AND PROPERTY VALUES.**
- **INVESTING IN 403 16TH STREET NOW MEANS:**
- **CAPITALIZING ON A REVITALIZED AREA: BENEFIT FROM THE INCREASED FOOT TRAFFIC AND ECONOMIC ACTIVITY GENERATED BY THE PROJECT.**
- **ENHANCED PROPERTY VALUE: AS THE AREA IMPROVES, SO TOO WILL THE VALUE OF YOUR INVESTMENT.**
- **LONG-TERM STABILITY: THE 16TH STREET MALL PROJECT ENSURES A MORE VIBRANT AND SUSTAINABLE FUTURE FOR THE CORRIDOR.**
- **DON'T MISS THIS OPPORTUNITY TO INVEST IN A PRIME LOCATION THAT'S POISED FOR SIGNIFICANT GROWTH.**



AVANT GROUP
201 MILWAUKEE ST SUITE 200
DENVER, CO 80206
WWW.AVANTREP.COM