



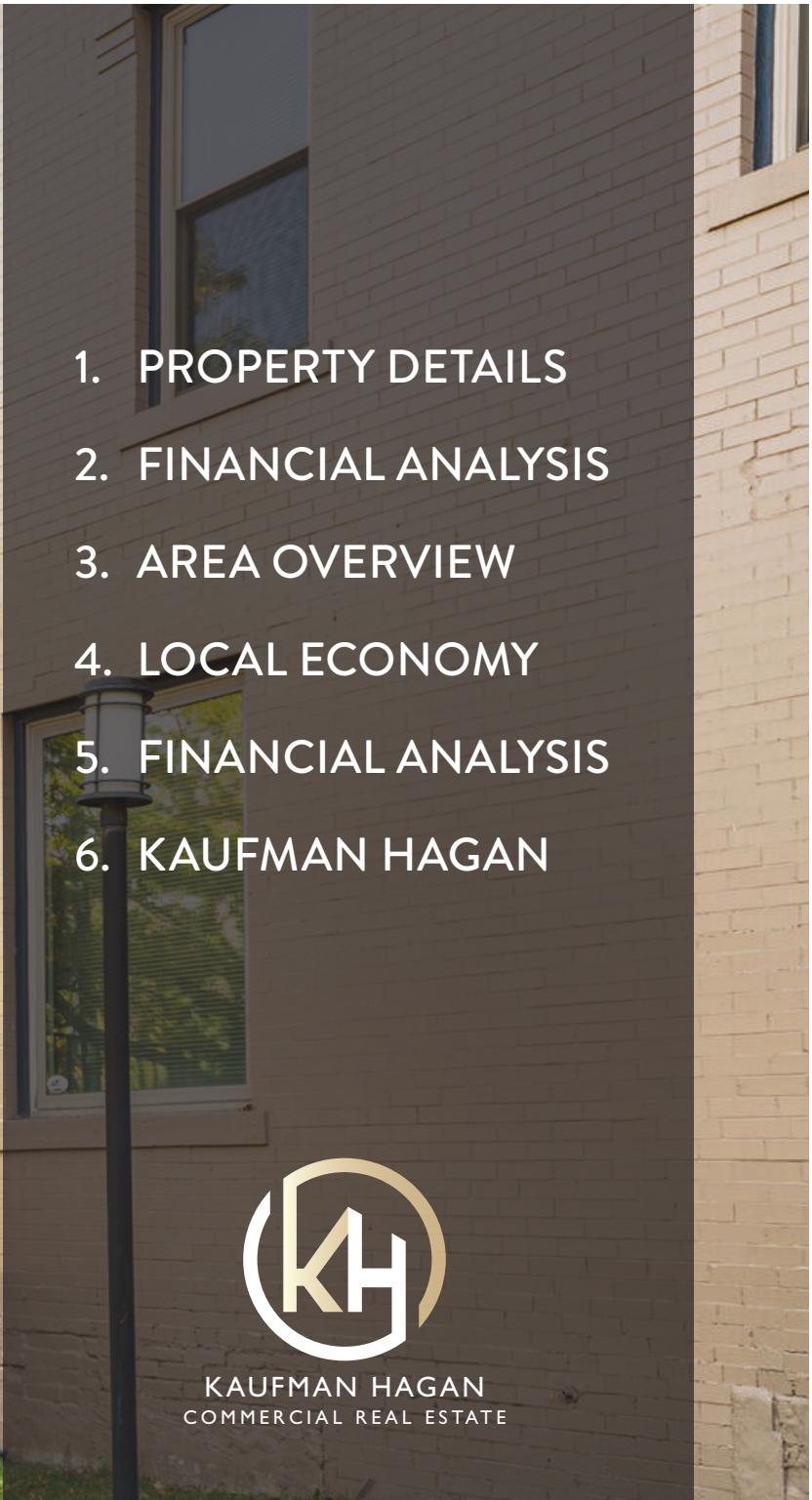
**814-818 E 19TH AVE, DENVER, CO 80218**  
**KAUFMAN HAGAN COMMERCIAL REAL ESTATE**



**OFFERED BY KAUFMAN HAGAN:**

**ZACHARY BIERMAN**  
Broker  
720.261.8804  
[zach@khcommercial.com](mailto:zach@khcommercial.com)

**OFFERING MEMORANDUM**



# PROPERTY OVERVIEW



# 814-818 E 19TH AVENUE

## DENVER, CO 80218

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KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE

### EXECUTIVE SUMMARY

Located in Denver's vibrant North Capitol Hill neighborhood—locally known as “Uptown”—814-818 E 19th Avenue are two combined office suites in one of the city's most dynamic and accessible areas. Businesses and residents enjoy an exceptional urban lifestyle with unmatched walkability, excellent public transit, and immediate access to a wide variety of dining and recreational amenities.



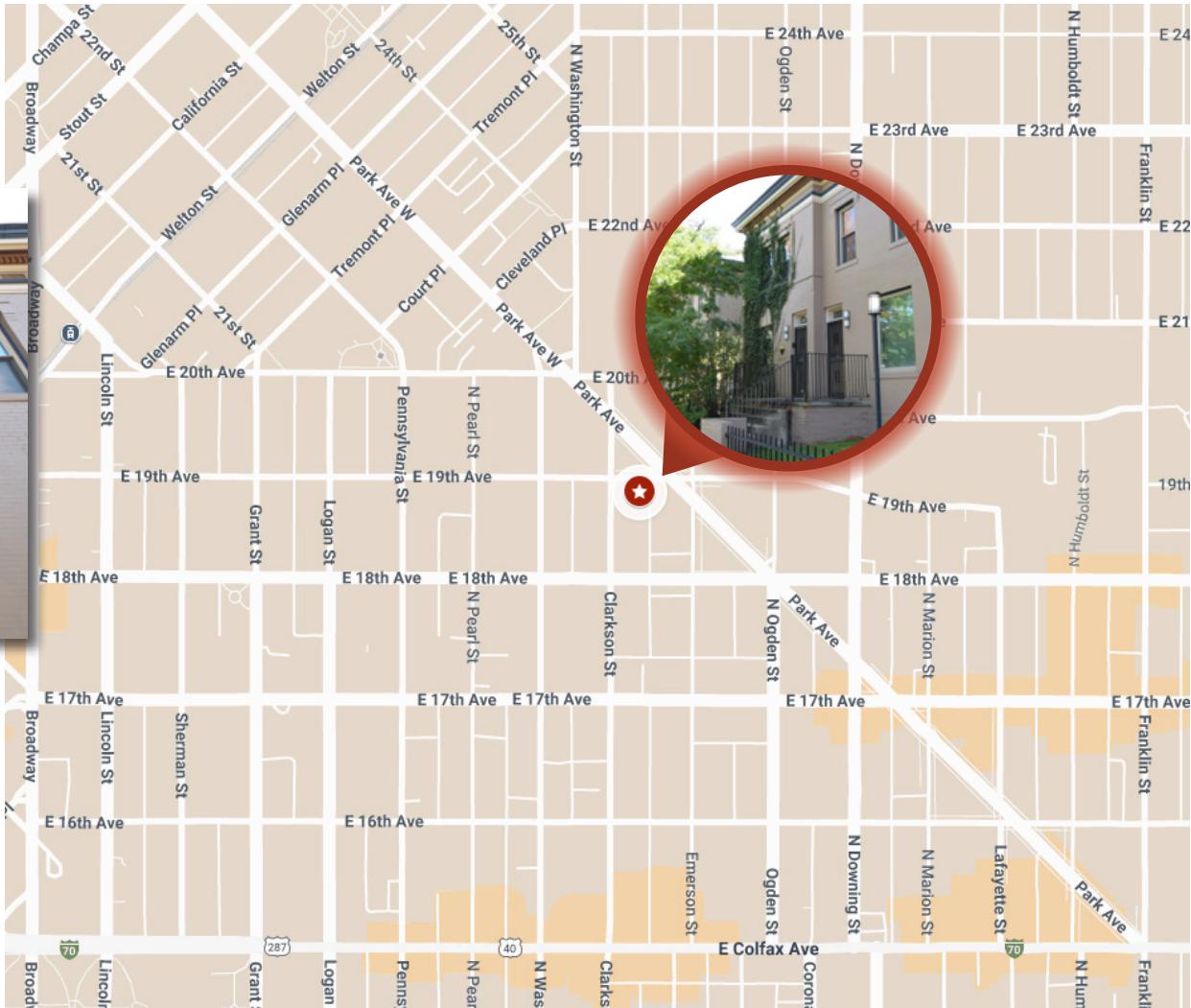
CONTACT FOR MORE INFO:

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# PROPERTY DETAILS



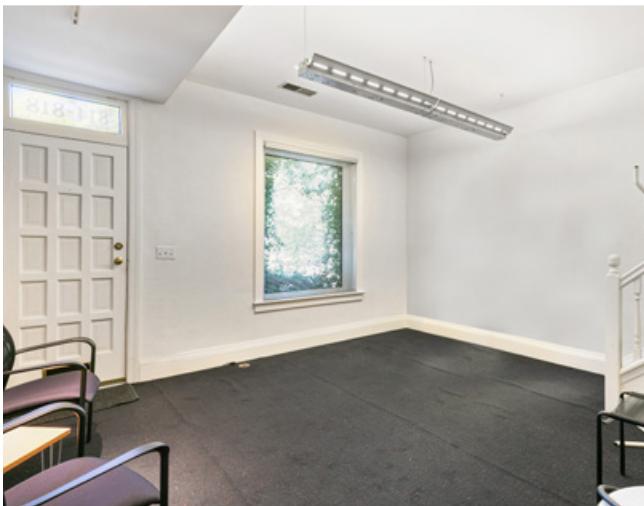
|                           |                           |
|---------------------------|---------------------------|
| <b>Property Type</b>      | Office                    |
| <b>Construction</b>       | Brick                     |
| <b>Roof Type</b>          | Flat                      |
| <b># of Buildings</b>     | 1                         |
| <b># of Stories</b>       | 2                         |
| <b># of Office Suites</b> | 2                         |
| <b>County</b>             | Denver                    |
| <b>Total GBA</b>          | 3,087 SF (Public Records) |
| <b>Total Lot Size</b>     | 3,556 SF                  |
| <b>Year Built</b>         | 1906                      |
| <b>Parking</b>            | Surface   5 Spaces        |
| <b>Heating</b>            | Furnace                   |
| <b>Air Conditioning</b>   | Available                 |
| <b>Water/Sewer</b>        | Master                    |



## PROPERTY HIGHLIGHTS

- Turn-key office suites
- Newer roof, Sewer Line, and HVAC
- Low HOA
- Owner-user opportunity with potential rental income
- Two units at 3,087 SF or split at 1,543 SF

# PROPERTY IMAGES







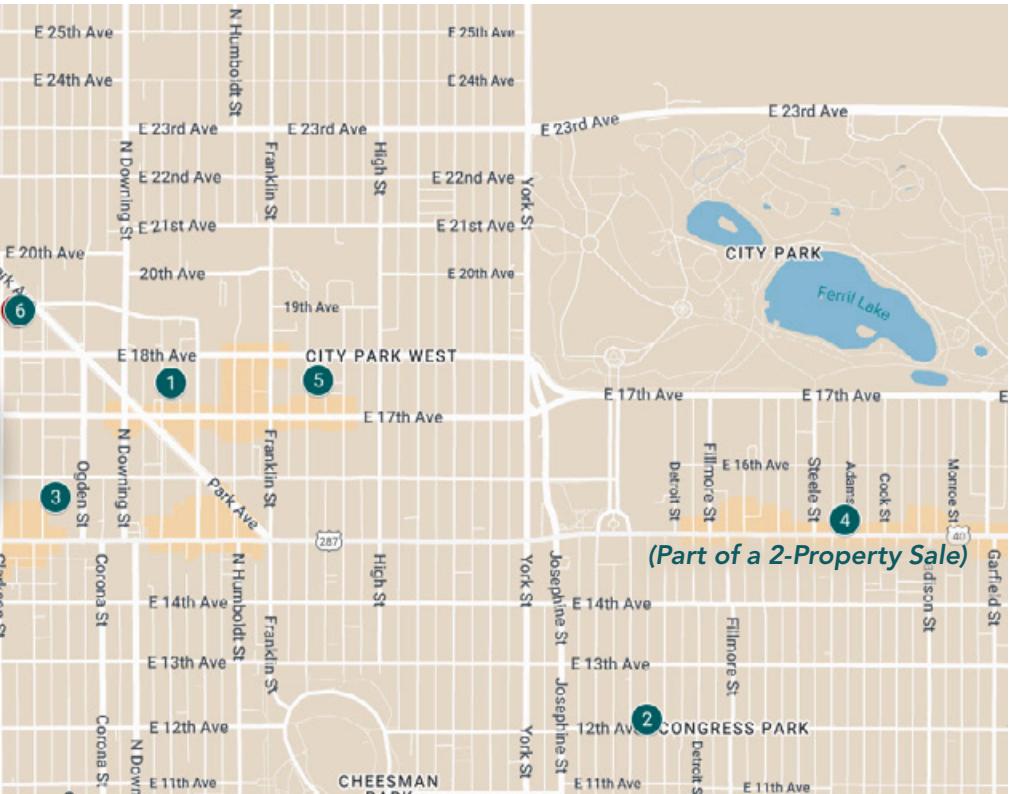
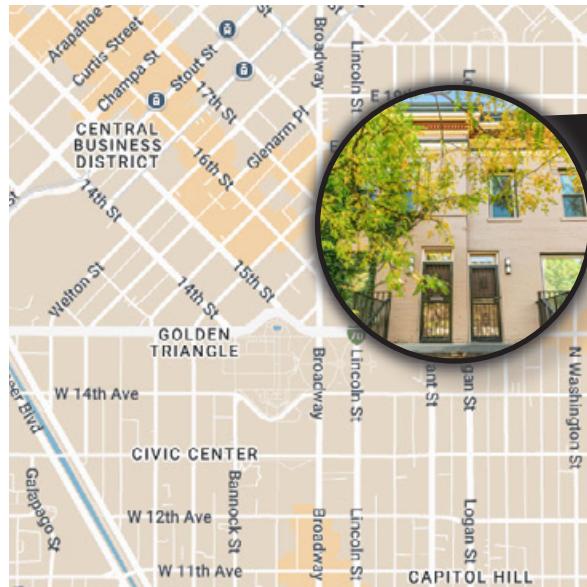
A number of pieces showing in the photos have been removed from the property, like file cabinets, big printer, chairs, bookcases, etc. The items still remaining and NOT being removed include the white Techline desks, conference room table, lobby chairs/table, and the table/chairs/refrigerator/microwave in the kitchen area, as well as the two 3D printers.

# FINANCIAL ANALYSIS





# OFFICE SALES COMPARABLES



| #   | PROPERTY                             | SOLD DATE  | SOLD PRICE  | SF    | \$/SF    | BUILT/RENO. |
|-----|--------------------------------------|------------|-------------|-------|----------|-------------|
| Sub | 814-818 E 19th Ave, Denver, CO 80218 | -          | \$775,000   | 3,087 | \$251.05 | 1906        |
| 1   | 1740 Marion St, Denver, CO 80218     | 9/2/2025   | \$734,000   | 3,319 | \$221.15 | 1887        |
| 2   | 2619 E 12th Ave, Denver, CO 80206    | 6/12/2025  | \$700,000   | 2,342 | \$298.89 | 1904/2023   |
| 3   | 1556 Emerson St, Denver, CO 80218    | 4/1/2025   | \$881,261   | 3,334 | \$264.33 | 1922        |
| 4   | 1515 Adams St, Denver, CO 80206      | 10/28/2024 | \$561,988   | 2,553 | \$220.13 | 1909        |
| 5   | 1750 Gilpin St, Denver, CO 80218     | 9/5/2024   | \$1,150,000 | 4,792 | \$239.98 | 1893        |
| 6   | 822 E 19th Ave, Denver, CO 80218     | 1/27/2023  | \$722,000   | 2,791 | \$258.69 | 1928        |

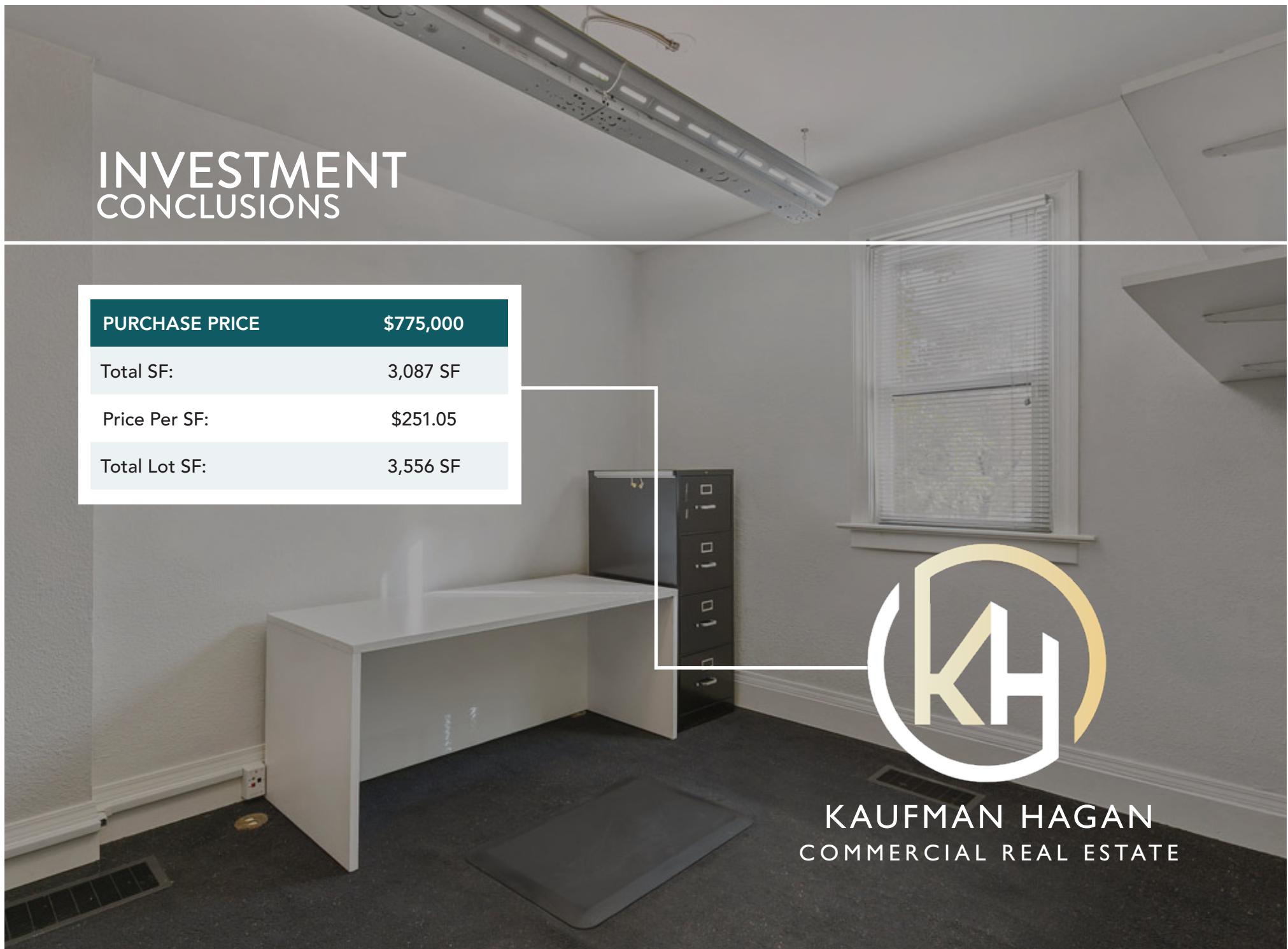
## AVERAGES

**\$791,542**

**\$250.53**

# INVESTMENT CONCLUSIONS

| PURCHASE PRICE | \$775,000 |
|----------------|-----------|
| Total SF:      | 3,087 SF  |
| Price Per SF:  | \$251.05  |
| Total Lot SF:  | 3,556 SF  |

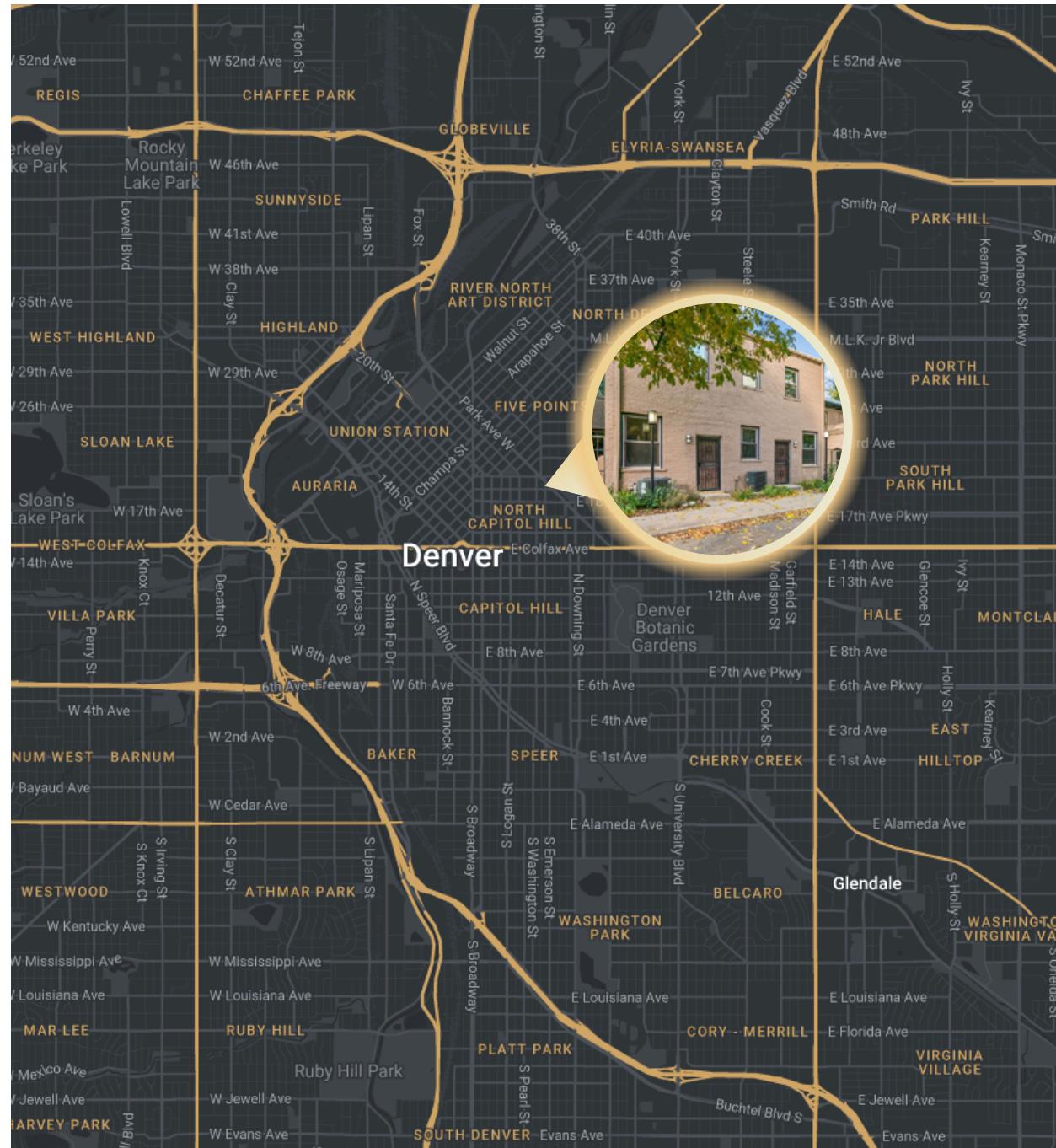


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# AREA OVERVIEW



# LOCATION MAP



## DEMOGRAPHICS

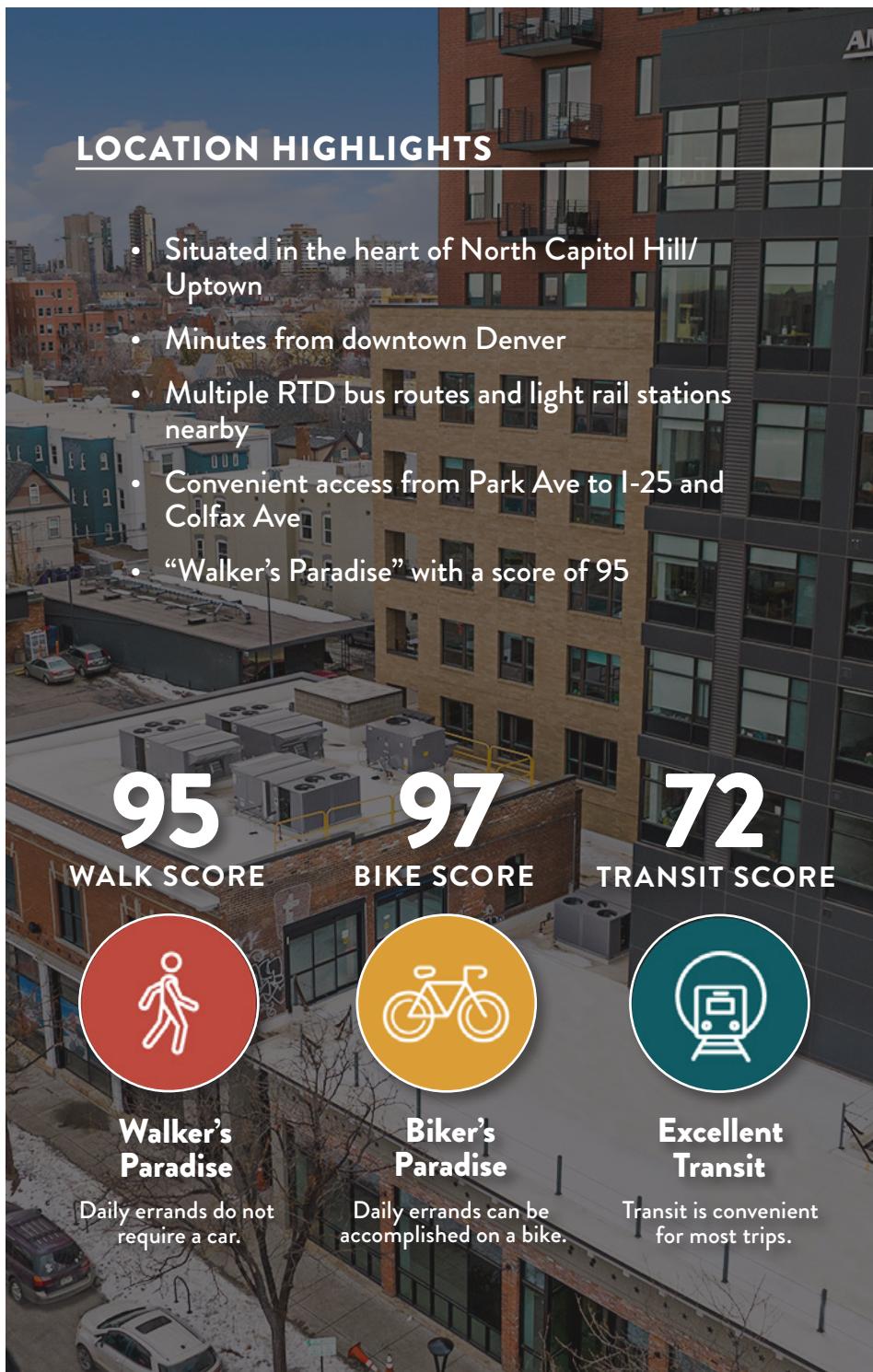
|                 | 1 MILE   | 2 MILES   | 3 MILES   |
|-----------------|----------|-----------|-----------|
| 2024 POPULATION | 50,677   | 141,227   | 236,707   |
| # OF HOUSEHOLDS | 30,642   | 80,838    | 126,819   |
| AVG HH INCOME   | \$99,223 | \$110,814 | \$116,129 |

## TRAFFIC COUNTS

| Collection Street | Cross Street    | VPD    |
|-------------------|-----------------|--------|
| E 19th Ave        | Clarkson St W   | 6,010  |
| Clarkson St       | Park Ave N      | 4,862  |
| E 19th Ave        | Washington St W | 4,319  |
| E 18th Ave        | Clarkson St W   | 17,037 |
| Park Ave          | Emerson St NW   | 18,614 |
| Park Ave          | Clarkson St SE  | 18,710 |
| Washington St     | E 19th Ave S    | 3,813  |
| 20th Ave          | Clarkson St W   | 4,861  |
| E 20th Ave        | Clarkson St E   | 4,328  |
| E 20th Ave        | Ogden St E      | 4,408  |

## LOCATION HIGHLIGHTS

- Situated in the heart of North Capitol Hill/ Uptown
- Minutes from downtown Denver
- Multiple RTD bus routes and light rail stations nearby
- Convenient access from Park Ave to I-25 and Colfax Ave
- “Walker’s Paradise” with a score of 95



95

WALK SCORE



Walker’s  
Paradise

Daily errands do not  
require a car.

97

BIKE SCORE



Biker’s  
Paradise

Daily errands can be  
accomplished on a bike.

72

TRANSIT SCORE



Excellent  
Transit

Transit is convenient  
for most trips.



## UPTOWN / NORTH CAPITOL HILL

39.7433° N, 104.9811° W

Uptown (or North Capitol Hill) is an eclectic mix of brick rowhouses, dive bars and trendy cocktail lounges minutes from downtown. It's sandwiched between Park Avenue and Colfax Avenue and is the perfect place to start exploring eastern Denver.

Restaurant Row, the stretch of 17th Avenue running from Broadway to City Park, is lined with cafes, bistros, pubs, fine dining and LGBTQ-friendly bars – almost all with outdoor patios. It's also where you'll find Denver's largest green space, City Park, home to two of the city's most popular attractions – the Denver Zoo Conservation Alliance and the Denver Museum of Nature & Science.

Colfax Avenue, meanwhile, is the longest commercial street in the U.S.A. after first appearing on Denver maps in 1868 as a dirt road and then becoming a bustling trolley route in The Mile High City in the 1890s. Playboy Magazine once referred to Colfax as “the longest, wickedest street in America.”

Today, the street is lined with an eclectic mix of eateries, bars, brewpubs and shops, as well as entertainment and live music venues. The street's diversity is best seen by exploring on foot, starting at the State Capitol and heading east to Upper Colfax and East Colfax.

# RETAIL/AREA MAP



# LOCAL ECONOMY



# DENVER EMPLOYERS

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.

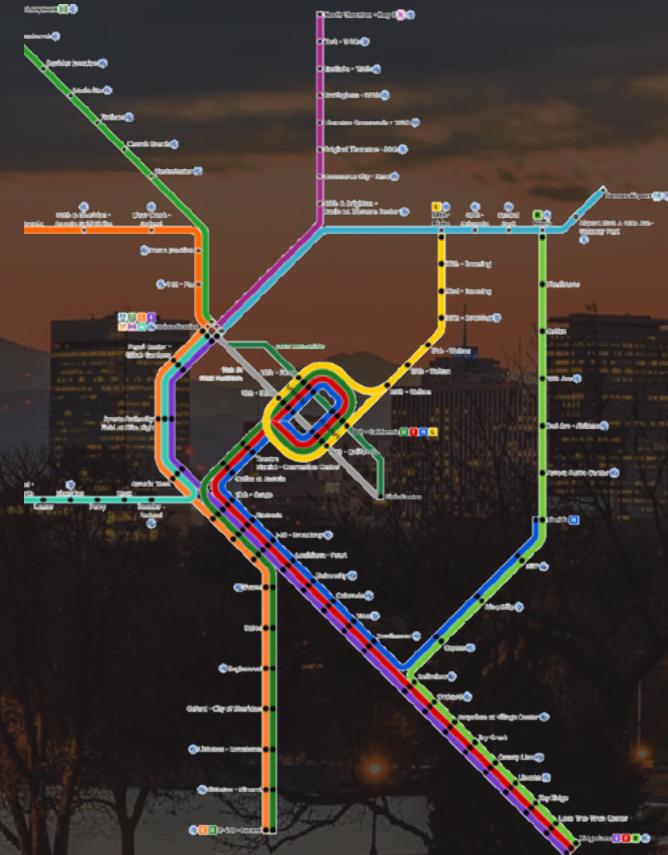
Colorado ranked No. 9 on Forbes' Best States for Business.

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
- FV
- DISH Network
- Newmont
- Quurate Retail
- Liberty Media
- Ball
- DCP Midstream
- DaVita
- Ovintiv

# PUBLIC TRANSPORTATION



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.

POPULATION

**710,800**

MEDIAN HOME PRICE

**\$574K**

# OF EMPLOYEES

**474,978**

ECONOMIC & JOB GROWTH

**#1**

AREA DEVELOPMENT

**#2**

U.S. NEWS & WORLD REPORT

BEST CITY FOR GRADS

**#3**

RENT.COM

FASTEST GROWING METRO

**#6**

FORBES

ECONOMIC RANKING

**#1**

U.S. NEWS

BEST PLACES TO LIVE

**#3**

FORBES

BEST PLACE TO WORK

**#4**

FORBES

BEST PLACE TO TRAVEL

**TOP 10**

LONELY PLANET



## DENVER METRO COMMERCIAL MARKET OVERVIEW

Denver's commercial real estate market in 2025 is showing signs of balance, with performance varying across office, retail, and industrial sectors.

- Industrial remains the strongest performer. After a surge of development between 2021 and 2023 drove vacancies higher, the market has now stabilized. With vacancy at 8.7%—one of the highest nationally but no longer rising—and only 5.1 million SF under construction (the lowest since 2017), the sector is positioned for gradual tightening. Tenant demand is strongest in the East I-70 corridor and for small-bay properties serving midsize distributors.
- Retail fundamentals remain healthy. Availability is low, new speculative development is limited, and consumer spending has held up thanks to wage growth outpacing inflation. Neighborhood and service-oriented retail centers are performing especially well, while most new projects are freestanding build-to-suits. This restrained pipeline has helped restore balance and support steady rent performance.
- Office conditions remain challenging, though the market is beginning to find footing. Vacancy is still elevated downtown, but leasing activity has picked up in select suburban and lifestyle-driven submarkets as companies prioritize quality space to attract employees back to the office. Rent reductions have moderated, and landlords are focusing on flexible lease structures and tenant improvements to capture demand.

Looking ahead, Denver's commercial market is expected to continue stabilizing in 2025. Industrial and retail are well-positioned for steady performance, while office will remain a tenant-favored market but with incremental improvement. With construction activity subdued across all sectors due to higher interest rates and tighter lending conditions, opportunities are likely to emerge through owner-user sales, adaptive reuse projects, and targeted investment in high-demand corridors.

# 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 known 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 RAIL





KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON  
KAUFMAN

PRINCIPAL



TEAL  
HAGAN

PRINCIPAL + EMPLOYING BROKER



HALEY  
FORD

DIRECTOR OF MARKETING



ERIN  
FRIBERG

DIRECTOR OF OPERATIONS



COLBY  
CONSTANTINE

INVESTMENT ADVISOR



ANDREW  
VOLLERT

BROKER



ZACHARY  
BIERMAN

BROKER



RYAN  
FLOYD

BROKER



AMANDA  
WEAVER

BROKER



LOUIS  
PASSARELLO

JUNIOR BROKER



DREW  
MADAYAG

JUNIOR BROKER

#### ► EMPATHY

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

#### ► TEAM MENTALITY

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

#### ► DISPROPORTIONATE VALUE

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

#### ► PERSEVERANCE & PASSION

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

#### ► TANGIBLE RESULTS

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

#### ► ELITE PERFORMANCE

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

# Zachary Bierman

## BROKER

Zachary leverages over Twenty years as a professional to give his clients a distinctive, white-glove experience. Focusing on the last decade as a commercial broker, he combines extensive market knowledge with a deep understanding of site development and finance. He has specialized in multi-family and land acquisitions for the past three years and plans to target those core areas in the future.

Zachary prides himself on his ability to analyze data and forecast trends and works tirelessly to position his clients as advantageously as possible. He also leverages his extensive industry network to provide the best opportunities for their individual needs.

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# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as 814-818 E 19th Ave, Denver, CO 80218 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

