

OFFERING MEMORANDUM

4995 LOWELL BLVD

4995 Lowell Blvd · Denver, Colorado 80221



4995 LOWELL BLVD • DENVER, CO

Contents

01

Executive Summary

Investment Summary

02

Location

Location Summary
Local Business Map
Aerial View Map

03

Property Description

Property Features
Floor Plan
Property Images

04

Company Profile

Company Bio
Advisor Profile

Exclusively Marketed By

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01

Executive Summary

Investment Summary

4995 LOWELL BLVD

Investment Summary

OFFERING SUMMARY

Address	4995 Lowell Blvd. Denver, CO 80221
County	Denver
Market	Denver
Submarket	NW Denver
Building SF	4,477 SF
Land Acres	0.10
Land SF	4,356 SF
Year Built	1915
Year Renovated	2022

FINANCIAL SUMMARY

Price	\$1,295,000
Price PSF	\$289.26

DEMOGRAPHICS

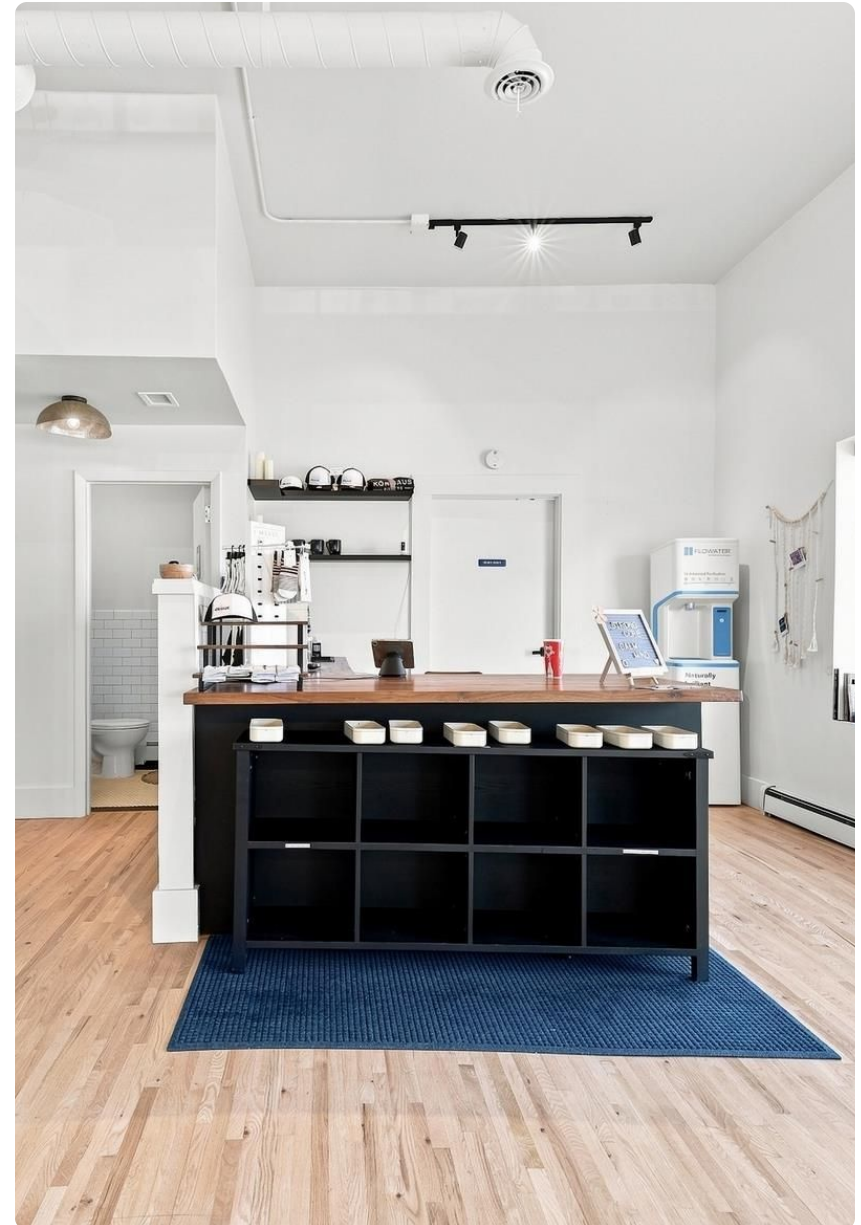
	1 Mile	3 Mile	5 Mile
2026 Population	16,388	152,352	445,168
2026 Median HH Income	\$110,191	\$111,929	\$96,207
2026 Average HH Income	\$159,159	\$153,597	\$133,857



Investment Highlights

4995 Lowell Blvd presents a compelling commercial investment or owner-user opportunity in Denver's vibrant Regis neighborhood. The entire first floor is currently leased to a Pilates studio, providing an established commercial tenant and existing rental income. Originally constructed in 1915 and renovated in 2022, the property combines historic character with updated functionality and also benefits from an installed solar system. U-MX-3 zoning provides flexibility for a variety of commercial uses, offering investors and owner-users multiple options for the property. Overall, the property offers a strong combination of existing income, updated improvements, solar infrastructure, and flexible commercial zoning in an established Denver commercial corridor.

- **Renovated in 2022:** Significant improvements provide updated functionality while maintaining the building's historic character.
- **Commercial Investment or Owner-User:** Suitable for an investor seeking existing rental income or an owner-user looking to occupy the property.
- **Existing Tenant:** Pilates studio occupies the entire first floor and pays \$4,300/month.
- **U-MX-3 Zoning:** Supports a broad range of commercial uses and provides future flexibility.
- **Lowell Blvd Frontage:** Positioned along Lowell Blvd with approximately 12,706 vehicles per day in the immediate 49th Ave/Lowell Blvd area.
- **Solar Installation:** Solar panels have been installed, offering the potential to reduce ongoing electricity expenses and improve operating efficiency.





02

Location

Location Summary

Local Business Map

Aerial View Map

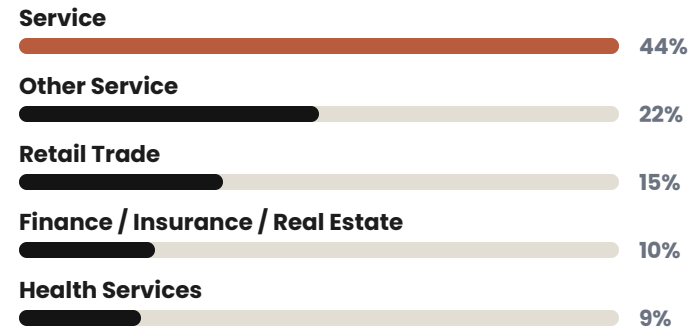
4995 LOWELL BLVD

Location Summary

4995 Lowell Blvd is located on a highly visible corner lot in Denver's vibrant Regis neighborhood, just a short walk to and from Regis University. The property benefits from prominent Lowell Blvd frontage and its position at the 50th Ave and Lowell Blvd intersection, with approximately 12,706 vehicles per day in the immediate area. The surrounding area features a strong mix of local businesses, restaurants, retail, and established residential communities, creating an active neighborhood environment. The property also offers convenient access to I-70, providing connectivity to Downtown Denver and the greater metro area. With its corner positioning, proximity to Regis University, and strong visibility along Lowell Blvd, the property offers an attractive setting for a variety of commercial users.

- **Corner Lot:** Prominent corner positioning at 50th Ave & Lowell Blvd provides enhanced visibility and frontage.
- **Vibrant Regis Neighborhood:** Surrounded by local restaurants, retail, professional services, and neighborhood businesses.
- **Established Commercial Corridor:** Lowell Blvd provides a mix of commercial and neighborhood-oriented uses, supporting visibility and accessibility for businesses.
- **Near Regis University:** Just a short walk to and from Regis University and its surrounding campus amenities.
- **Convenient Access:** Easy access to I-70, connecting the property to Downtown Denver and the greater metro area.

MAJOR INDUSTRIES BY EMPLOYEE COUNT

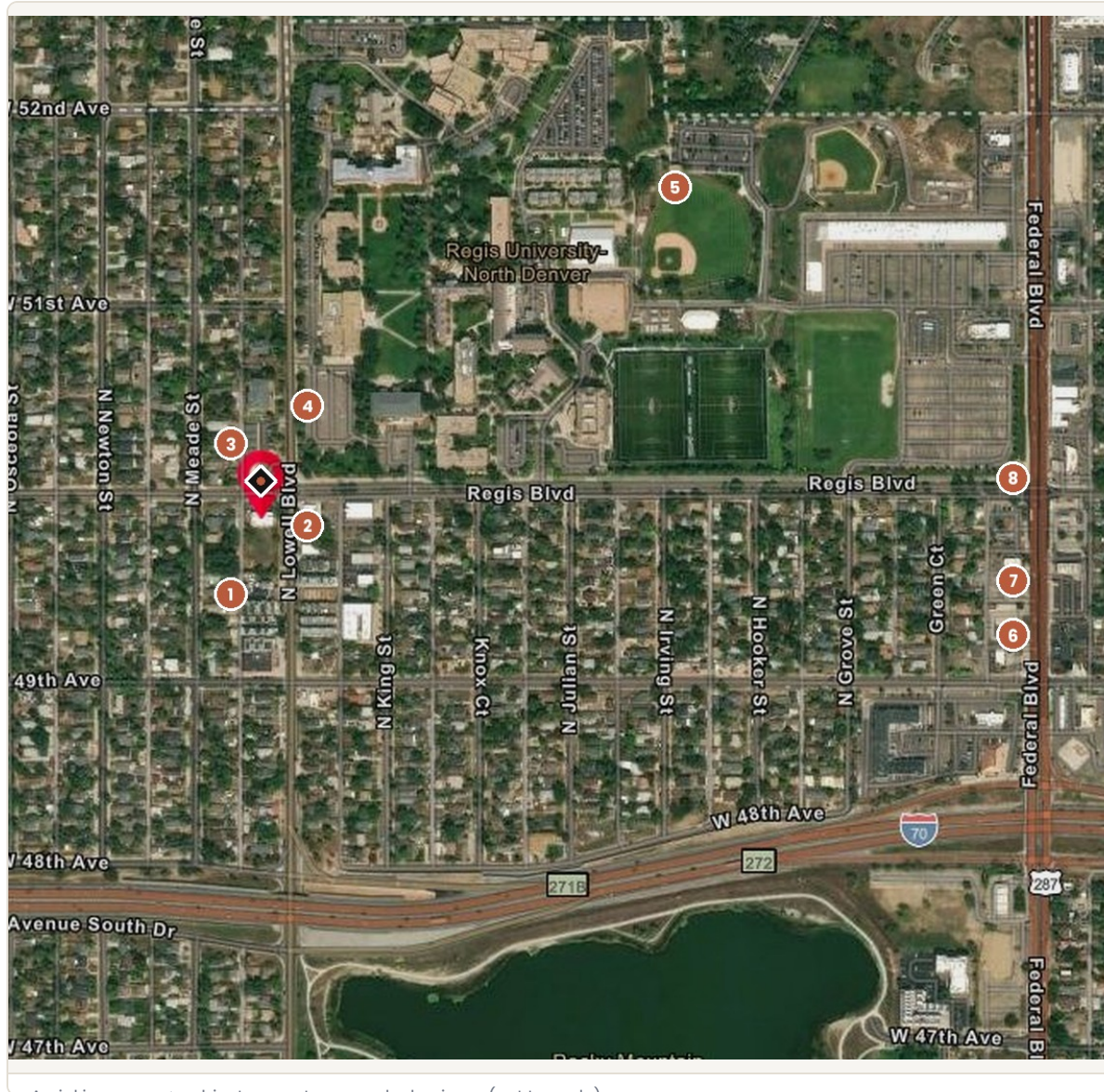


LARGEST EMPLOYERS

City and County of Denver	13,584
Denver Public Schools	12,693
State of Colorado	10,686
Denver Health & Hospital Authority	9,502
United Airlines	7,230
HCA Health One	4,592
University of Denver	4,548
United States Department of Agriculture	4,496

Local Business Map

Businesses within approximately a half mile of 4995 Lowell Blvd, along the Lowell Blvd and Federal Blvd corridors.

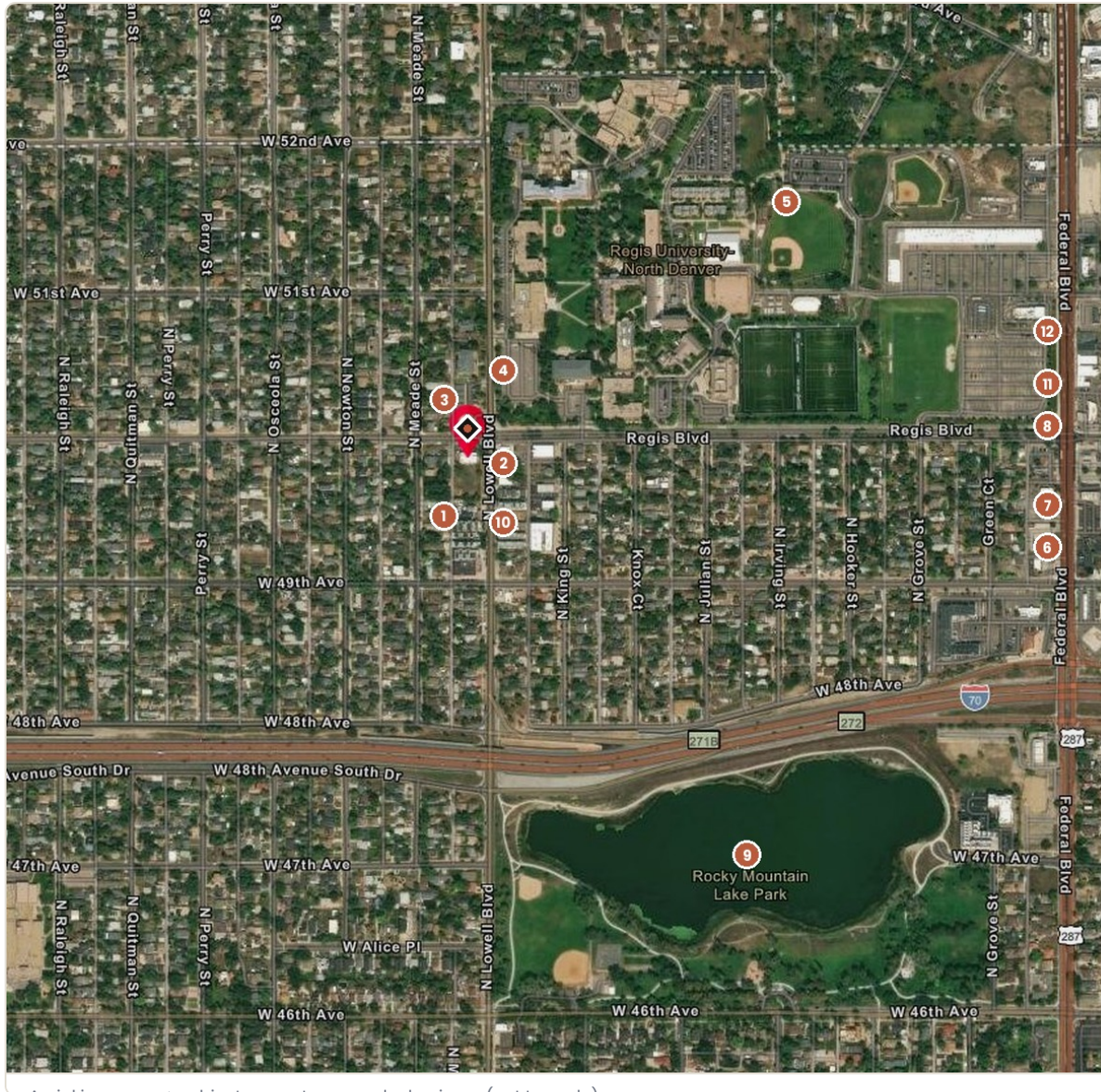


NEARBY BUSINESSES

- 1**  **Rocky Top Tavern**
Restaurant & Bar · 4907 Lowell Blvd
- 2**  **Dubbel Dutch**
Boutique Shop · 4974 Lowell Blvd
- 3**  **Everyday Market**
Convenience Store · 5001 Lowell Blvd
- 4**  **Brooklyn's Finest Pizza**
Pizzeria · 5007 Lowell Blvd
- 5**  **Regis University**
Higher Education · Lowell Blvd & Regis Blvd
- 6**  **Burger King**
Quick Service Restaurant · 4875 Federal Blvd
- 7**  **Twin Star Energy**
Fuel & Convenience · 4880 Federal Blvd
- 8**  **Sinclair / Stinker Store**
Fuel & Convenience · 5000 Federal Blvd

Aerial View Map

A wider view of the Regis neighborhood trade area – dining, personal care, and retail along Lowell & Federal Blvd, plus Rocky Mountain Lake Park and the I-70 / Federal Blvd interchange.



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- 7  **Twin Star Energy**
Fuel & Convenience · 4880 Federal Blvd
- 8  **Sinclair / Stinker Store**
Fuel & Convenience · 5000 Federal Blvd
- 9  **Rocky Mountain Lake Park**
Public Park · 3301 W 46th Ave
- 10  **Hazel & Harley Salon**
Hair Salon · 4901 Lowell Blvd
- 11  **The 303 Family Barbershop & Salon**
Barbershop & Salon · 5038 Federal Blvd
- 12  **Regis Square Liquors**
Liquor Store · 5115 Federal Blvd



03

Property Description

Property Features

Property Images

4995 LOWELL BLVD

Property Features

PROPERTY FEATURES

Number of Tenants	1
Building SF	4,477
Land SF	4,356
Land Acres	0.10
Year Built	1915
Year Renovated	2022
Zoning Type	U-MX-3 (Denver)
Building Class	B
Number of Stories	2
Parking Spaces	Approx. 8
Street Frontage	Lowell Blvd.
Corner Location	Yes
Traffic Counts	12,706 VPD

NEIGHBORING PROPERTIES

North	Retail / Convenience Store
South	Apartment Building
East	Retail
West	Residential

MECHANICAL

HVAC	Upgrades in 2022
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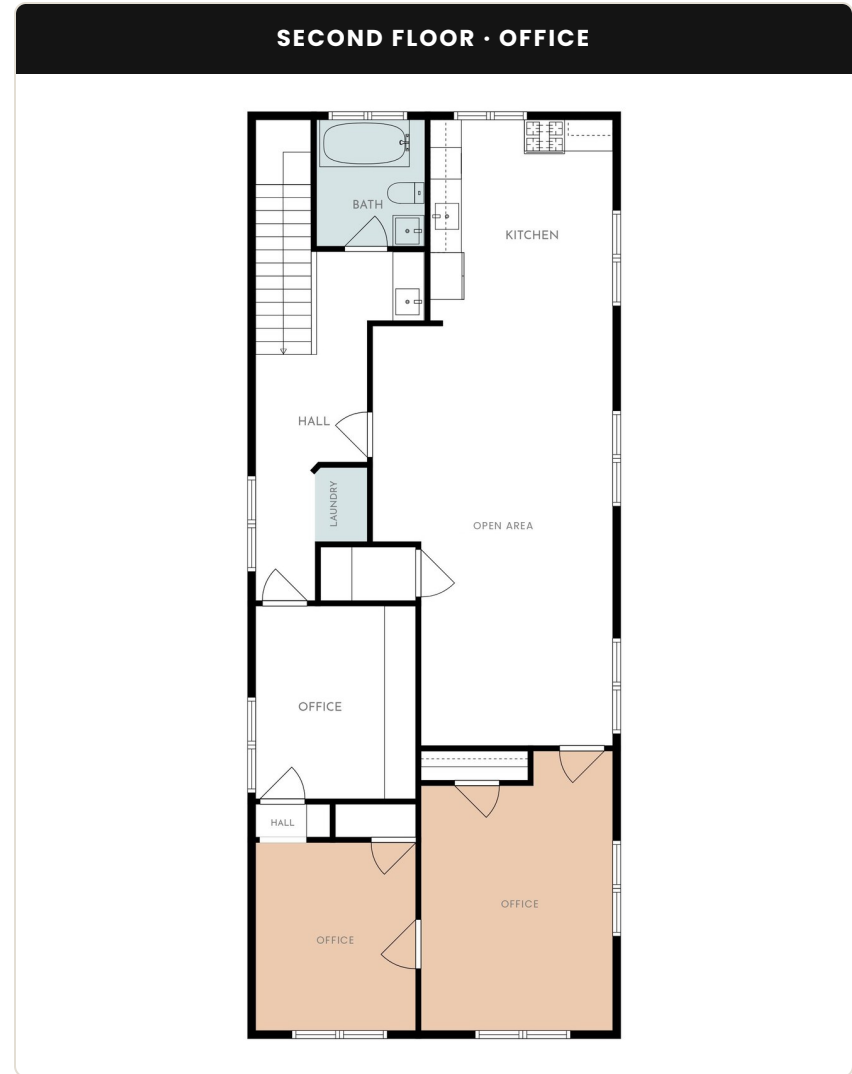
TENANT INFORMATION

Major Tenant/s	Kôr Haus Pilates
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Floor Plan

Individual first- and second-floor layouts, shown separately for greater detail.



Sizes and dimensions are approximate, actual may vary.

Floor Plan

Basement, first-floor Pilates studio, and second-floor residential layouts.



Sizes and dimensions are approximate, actual may vary.

Property Images

Interior views of the Pilates studio's reception, retail, and reformer areas.



Property Images

Second-floor residential-style living space and kitchen.



Property Images

Unfinished basement storage area and exterior building views.





04

Company Profile

Company Bio

Advisor Profile

4995 LOWELL BLVD

Marcum Commercial Advisors

Marcum Commercial Advisors is a Denver-based commercial real estate brokerage specializing in the sale and leasing of office, industrial, retail, and flex properties throughout the Denver Metro region. The firm is built on a client-first philosophy, combining market expertise, data-driven insights, and hands-on service to deliver strategic real estate solutions for owners, investors, and tenants.

With a deep understanding of local submarkets and emerging trends, Marcum Commercial Advisors provides comprehensive advisory services including landlord and tenant representation, property marketing, investment sales, site selection, and portfolio strategy. The team is known for its responsiveness, creative problem-solving, and commitment to maximizing value for every client—whether navigating a single transaction or managing long-term real estate objectives.

Marcum Commercial Advisors continues to grow its footprint across the Front Range through strong relationships, diligent research, and results-driven execution, making the firm a trusted partner for commercial real estate decisions in Denver and beyond.



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Advisor Profile



Maxwell Marcum

Senior Advisor

Maxwell joined Marcum Commercial Advisors in June 2016 as a Marketing & Research Associate. Following his graduation in May 2018, he advanced into a full-time Associate Broker role, and since then, has been promoted to our Senior Broker position, where he has since contributed to more than \$150 million in sales and leasing transactions across the Denver Metro region.

Today, Maxwell represents over 200,000 square feet of office, industrial, flex, and retail properties, actively expanding his portfolio and pursuing new opportunities for his clients.

Outside of work, Maxwell maintains an active lifestyle, enjoys outdoor activities and traveling with his wife and son. He also dedicates time to philanthropic causes, supporting organizations such as Children's Hospital Colorado, the Alzheimer's Association, Brave Church and the Denver Children's Foundation. Maxwell is also an active Board Member and Public Policy Chair for NAIOP's Colorado Chapter, one of the commercial real estate industry's most prevalent advocacy groups.