



MMG



- BARBER & BEAUTY SHOP FIXTURES & SUPPLIES -

# 1732 Champa Street

1732 Champa Street, Denver, Colorado 80202

Total Rentable SF: 8,485 SF Year Built: 1929



## INVESTMENT ADVISORS



**Chris Mitton**

*Associate Advisor*

chris.mitton@mmgrea.com  
303.887.4955



**Sam Bretz**

*Senior Advisor*

sam.bretz@mmgrea.com  
303.594.3252



**Adam Riddle**

*Managing Director*

adam.riddle@mmgrea.com  
303.257.7627

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**1732 Champa Street** is an ideal location for both office and retail due to its placement in the heart of Downtown Denver's Central Business District, where the city's highest concentration of employers, residents, and visitors converge. Office users benefit from immediate access to transit, dense professional employment, nearby hotels, and the Auraria higher-education campus, which provides a consistent talent pipeline and supports daytime population. Retail users benefit from heavy foot traffic generated by office workers, residents, tourists, convention activity at the Colorado Convention Center, and major attractions such as the 16th Street Mall, Union Station, Coors Field, and Ball Arena — creating strong demand for food, beverage, service, and experiential retail in a true live-work-play environment.



Open Layout with Meeting Rooms



Amazing Visibility and Exposure



Historic Building



Strong Demographics



Easy Access to Transit

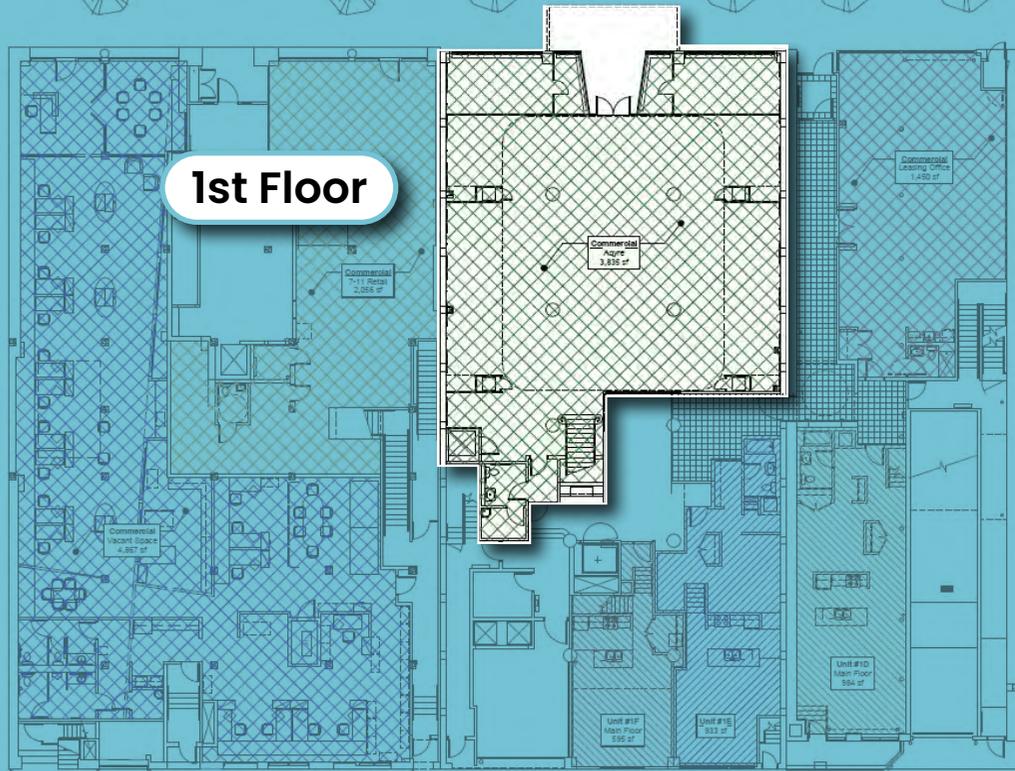
## 1732 CHAMPA ST

1732 CHAMPA STREET, DENVER, CO 80202

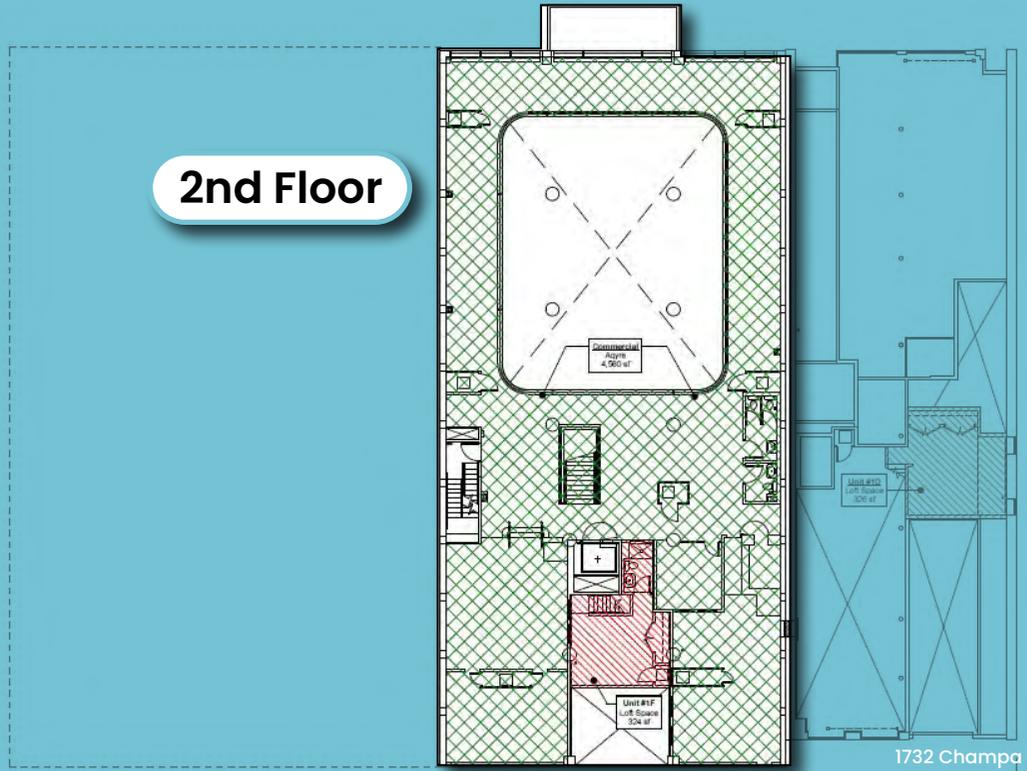
County	Denver
Total Units	Office- 2 Stories
Year Completed	1929
Lease Rental Rate	\$10-\$15/SF Modified Gross
Total Rentable SF (NRA)	8,485 SF (3,835 SF 1st Floor   4,560 SF 2nd Floor)



## 1st Floor



## 2nd Floor





Champa St

Broadway

20th St



## DISCLAIMER AND CONFIDENTIALITY AGREEMENT

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All interested buyers are hereby advised that the ownership of 1732 Champa Street is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potential affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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Contact: 800.448.4MMG

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*Associate Advisor*

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An aerial photograph of a city skyline, likely Chicago, with a blue color overlay. The image shows a dense cluster of skyscrapers in the background and more residential or commercial buildings in the foreground. A winding path or road is visible in the lower right quadrant. The MMG logo is centered in the image.

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