

**15**

**E IOWA**

DENVER, CO, 80210

SALE PRICE

**\$2,750,000**

LEASE RATE

**\$18-\$24/SF + NNN**



**SELLER FINANCING  
AVAILABLE!**



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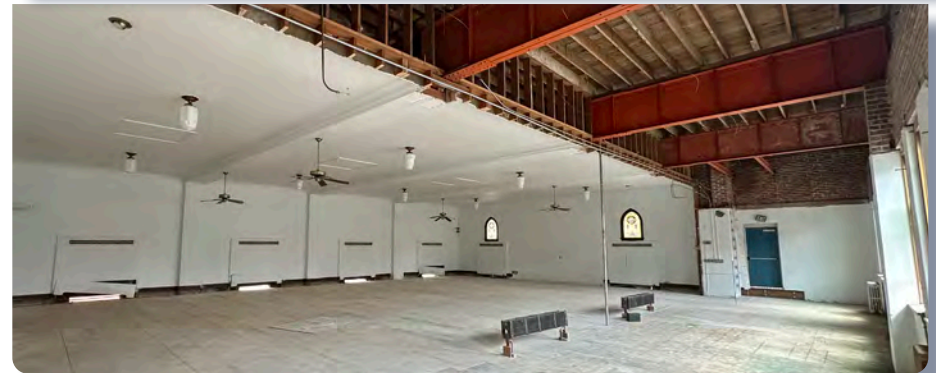
400 S Broadway | Denver, Colorado 80209  
www.uniqueprop.com | 303.321.5888

# PROPERTY HIGHLIGHTS

<b>Address:</b>	15 E Iowa Ave Denver, CO, 80210
<b>Total Building SF:</b>	21,258 SF Basement: 7,084 SF Ground Level: 7,088 SF Second Floor: 7, 086 SF
<b>Lease Availability:</b>	Suite A: 3,797 SF (1,993 SF Above Grade) Suite B: 4,292 SF (3,186 SF Above Grade) Suite C: ~4,375 SF (1,593 SF Above Grade) Suite D: ~2,915 SF (1,524 SF Above Grade) Suite E: 2,280 SF Suite F: 3,534 SF
<b>County:</b>	Denver
<b>Sale Price:</b>	\$2,750,000
<b>Lease Rate:</b>	\$18-\$24 NNN
<b>Lot Size:</b>	.30 Acres (13,068 SF)
<b>Zoning:</b>	U-MS-3
<b>Taxes:</b>	\$57,954 (2023)
<b>Year Built/Renovated:</b>	1920/2023

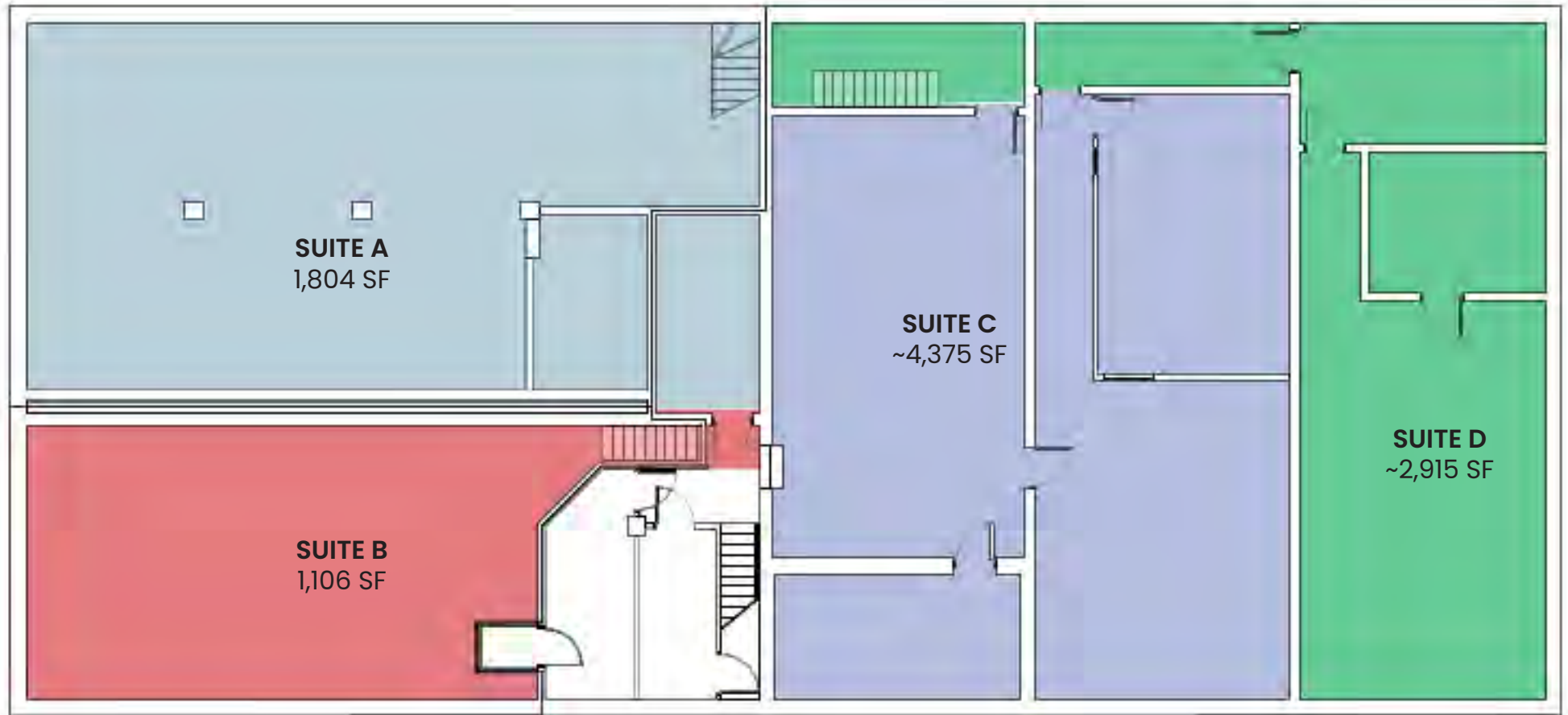


Unique Properties is pleased to present 15 E Iowa Ave, a free-standing office/retail opportunity located just south of I-25, strategically positioned between Downtown Denver, Cherry Creek, and the Denver Tech Center. This vibrant property is surrounded by retail outlets, restaurants, and bars, and offers walkable access to RTD stations and the Light Rail. Just a short walk from the new Law's Whiskey tasting room and near popular spots like Sprouts, Maria Empanada, Baked N' Denver, and GB Fish & Chips, the building is zoned U-MS-3 for mixed-use residential, retail, and office setups. Recently renovated and ready for tenant customization for a unique opportunity in a prime location.

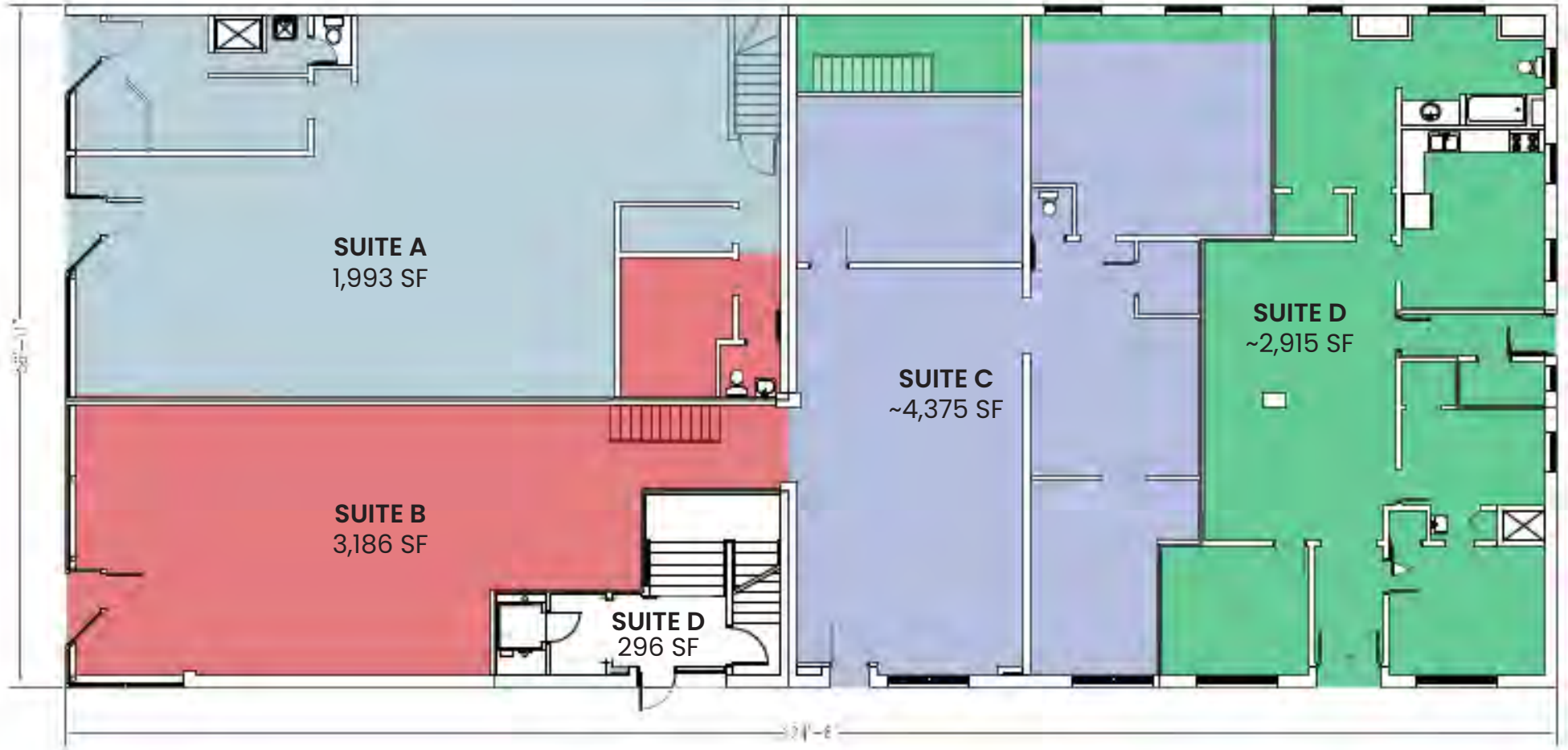


- 2nd floor Shell Condition - Ready for Buildout
- Lighted Hard Corner along South Broadway and East Iowa Ave
- 32,000 VPD
- Owner/User or Investor with Upside

# BASEMENT LEVEL



# GROUND LEVEL



# SECOND LEVEL



# RETAIL MAP





# SOUTH BROADWAY

## SOUTH BROADWAY HISTORY

South Broadway in Denver is a vibrant blend of history and modernity. Originating as a fruit transport path in the 1870s, it evolved with horse-drawn trolleys, cable cars, and electrified trolley lines, becoming a vital artery by 1898. Once home to Henry Ford's Model T Truck plant, it now boasts a lively mix of taverns, vintage shops, eateries, art galleries, and music venues, particularly in the Baker neighborhood. Known for "Antique Row" with nearly 100 antique stores, it also offers diverse dining options and entertainment like Punch Bowl Social, the Gothic Theatre, and Levitt Pavilion Denver. With craft breweries, unique shops, and annual events like the Underground Music Showcase, South Broadway remains a dynamic cultural hub reflecting Denver's past and future.





# WHY DENVER?

## Growth & Talent

- #1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

# #1

**Best State  
Economy**  
U.S. News

# #2

**Best Place  
to Live**  
U.S. News

# #3

**Fastest Growing  
State This Decade**  
U.S. Census

## A BURGEONING BUSINESS HUB



**AEROSPACE & DEFENSE**



**ENERGY**



**LIFE SCIENCE**



**Finance**



**EDUCATION**



**FOOD & BEVERAGE**



**BIOSCIENCE**



**TECHNOLOGY & TELECOM**



**GOVERNMENT**

Denver Aikido

 FashionNation

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