

SINCLAIR GAS STATION + LAND PARCELS

295 S BROADWAY, DENVER, CO 80209



OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

RYAN FLOYD

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



295 SOUTH BROADWAY

DENVER, CO 80209

Sinclair Gas Station

EXECUTIVE SUMMARY

Kaufman Hagan Commercial Real Estate is thrilled to present 295 S Broadway, a highly visible Sinclair gas station occupying one of the most sought-after hard corners in the City of Denver. With a 3,236-square-foot facility located at the busy intersection of S. Broadway and W. Alameda Ave, this property benefits from extraordinary traffic counts of over 44,000 vehicles per day.

This offering also includes two vacant parcels situated directly behind the gas station, adding significant redevelopment upside to this already attractive investment. Whether you're seeking a secure income-generating business with real estate or a property with long-term growth potential, this opportunity checks every box.

PARCELS



CONTACT FOR MORE INFORMATION:

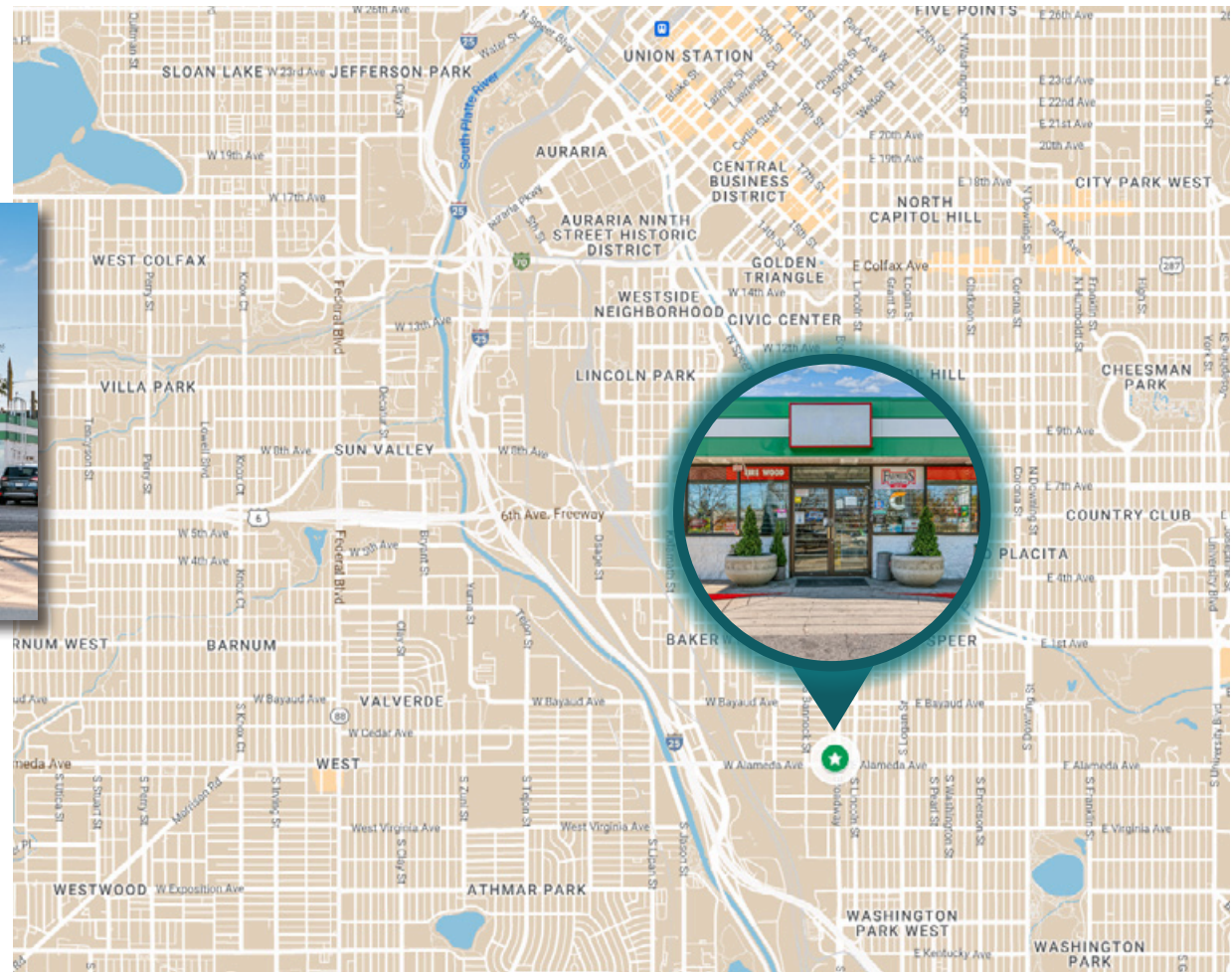
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PROPERTY OVERVIEW



295 S BROADWAY DENVER, CO 80209



County	Denver
Year Built	1968
# Buildings	2
# Stories	1
GBA	3,236 SF
Lot Size	.67 AC
Construction	Brick
Roof Type	Flat
Parking	Off-Street 24 Spaces
Gas/Electric	Master
Water/Sewer	Master
Heating	Gas/Forced Air
Cooling	Central Air
Zoning	B-4

PROPERTY HIGHLIGHTS

- **Strategic Location:** Situated on one of the busiest intersections in Denver, surrounded by prominent national retailers including Safeway, Office Depot, UPS, USPS, McDonald's, Subway, and O'Reilly Auto Parts.
- **Income & Redevelopment Opportunity:** The offering includes vacant parcels behind the station, ideal for future development while benefiting from stable income.
- **Established Hard Corner Site:** Rare availability in a thriving retail and residential corridor ensures long-term value.
- **High-Visibility Traffic Counts:** Exceptional exposure for current and future tenants in a growing market.









AREA OVERVIEW



LOCATION HIGHLIGHTS

- Located on the busy hard corner of South Broadway and W Alameda Ave
- This property sees over 44,000 cars on a daily basis
- Positioned in an area undergoing continuous growth and redevelopment, enhancing future property appreciation
- Neighboring businesses include Safeway, Office Depot, UPS, USPS, McDonalds, Subway and O'Reilly Auto Parts

WALK SCORES



Walk Score

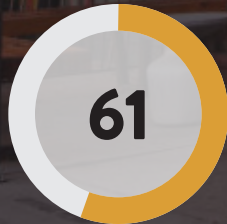


Walker's Paradise

Daily errands do not require a car



Transit Score

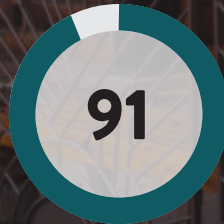


Good Transit

Many nearby public transportation options

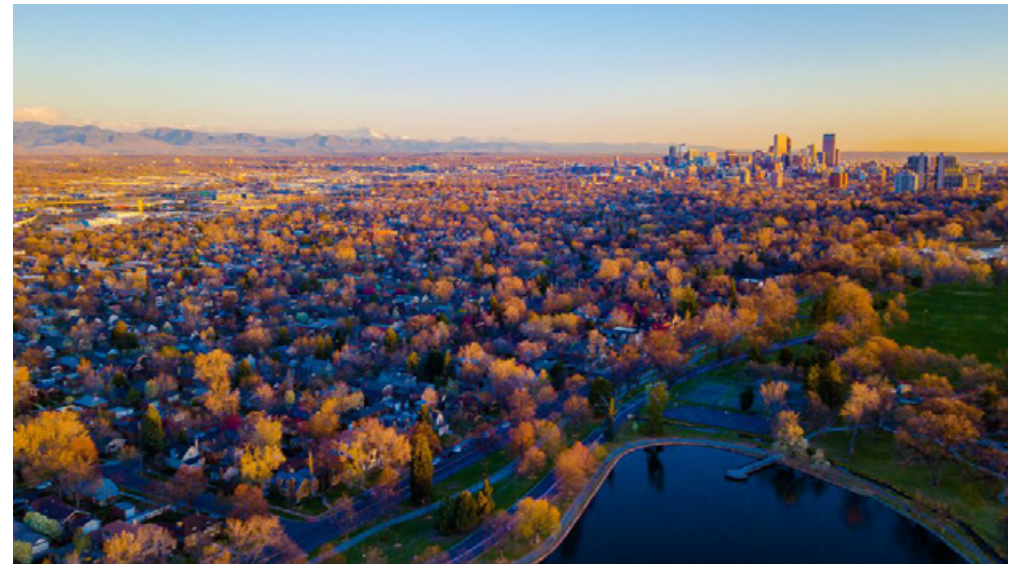


Bike Score



Biker's Paradise

Daily errands can be accomplished on a bike



NEIGHBORHOOD FOCUS | SOBO

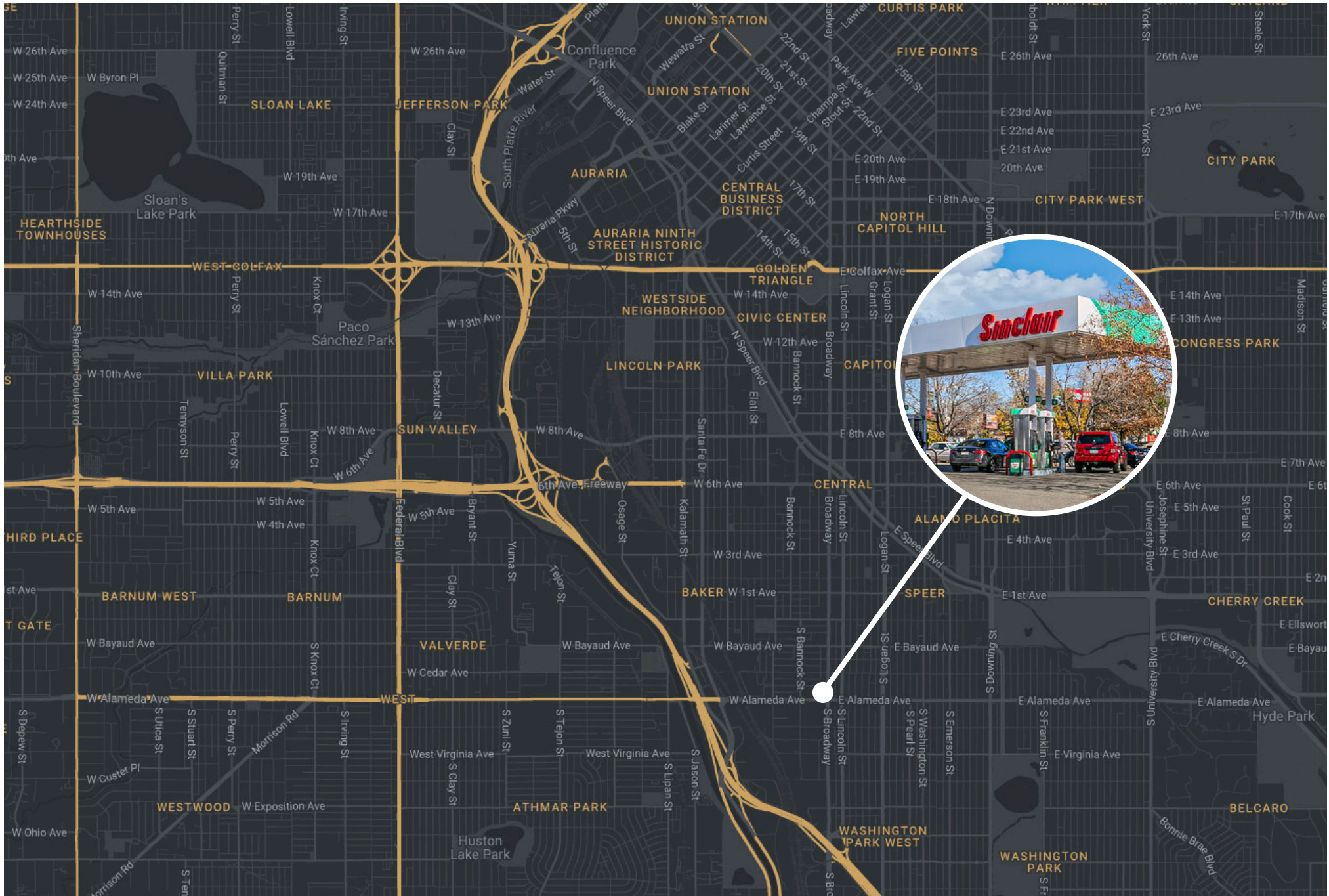
39.4326° N, 104.5943° W

RANKED #15 DENVER'S BEST NEIGHBORHOODS

Interchangeably referred to as the Baker neighborhood or "SoBo," South Broadway is a cozy triangle tucked between Broadway Street on the east, the South Platte River on the west, 6th Avenue on the north and Mississippi Avenue on the south. Whether you are looking for something to do or something to buy, there's a good chance you'll find it here: off-the-beaten-path eateries, local taverns and breweries, vintage clothing stores, an art house movie theater and a concentration of funky craft shops. Denver's local music scene shines here as well, where nationally recognized performers fill SoBo's intimate venues. Home to Antique Row, South Broadway is not only a destination for pieces from the 17th century, but also for immersive art experiences at vibrant, independent galleries. The architectural history of SoBo is so significant it was placed on the National Register of Historic Places as a historic district in 1985 and became a city historic district in 2000.

Thanks to this bustling thoroughfare lined with an abundance of hangouts, the SoBo neighborhood is a diverse and dynamic contribution to the urban core of Denver, Colorado. First plotted and developed in the 1870s, Baker has played a central role in the city's history as a major transportation corridor and will continue to do so. Currently, the neighborhood is making room for a new 40-acre transit-oriented development. Aptly named Broadway Station, the plans will blend a mix-use development with housing, office space, retail, restaurants, parks, and open spaces. Not only this, but the historic Gates Rubber Plant complex is slated to create bridges that will connect the east and west side of the existing tracks to reintegrate Denver's neighborhoods together, quite literally bridging the gap between old Denver and the Denver of more modern times.

LOCATION MAP



RETAIL/AREA MAP



LOCAL ECONOMY



POPULATION

708,948

MEDIAN HOME PRICE

\$572K

OF EMPLOYEES

474,978



DENVER COLORADO

2024 ECONOMIC OVERVIEW

The real estate landscape in Denver has continued to evolve in 2024, presenting a complex yet opportunity-rich environment for investors and landlords. Last year marked a period of adaptation and resilience in the face of fluctuating interest rates and inventory challenges.

As these market dynamics shift, Denver remains a popular and attractive destination, holds steady on positive growth migration, and its overall market continues to tell a tale of gradual stabilization, which will contribute to the drive in activity in the year 2024.

Despite a general slowdown in rental price growth, the city remains a vibrant market for landlords and investors. As of late 2023, the median rent in Denver stood at \$1,586, experiencing a slight decrease of 0.8% over the month, aligning with both the state and national averages. Cap rates have significantly risen, which also presents an opportunity for those looking to invest in the market at a more sustainable rate.

Overall, the Denver market is showing resilience and adaptability despite the headwinds it has faced. This forecast suggests a possible easing of conditions, potentially unlocking inventory and moderating home-price appreciation, making transactions more feasible for both buyers and sellers. With a positive outlook and strategic planning, the market is poised to navigate the challenges and continue on a path of growth and prosperity.

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET

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
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- 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.

INVESTMENT CONCLUSIONS



Sinclair Gas Station

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DENVER, CO 80209



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INVESTMENT CONCLUSIONS

This offering represents a rare owner/user opportunity to acquire a stable, income-producing asset in a high-growth area with immediate redevelopment upside. The hard corner positioning, strong surrounding tenant mix, and future development potential make 295 S Broadway a standout investment in Denver's competitive real estate market.

Purchase Price	\$6,200,000
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Total SF	3,236
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Price Per SF	\$1,916
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Lot AC	.67 AC
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Lot SF	29,185 SF
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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 it's 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



BEN SCHERMAN
ANALYST + JUNIOR BROKER



ELLEN CUMMINGS
BROKER



WILL SCHERMAN
BROKER



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



ANDREW VOLLERT
BROKER



COLBY CONSTANTINE
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



MARIN DORNSEIF
BROKER



ALEJANDRO MARTINEZ
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.

Ryan Floyd

BROKER

Ryan is a seasoned real estate broker well-versed in transactions across all commercial asset classes. Ryan has a proven track record of transforming “one off” investors into multi-transaction clients and quickly growing market share from scratch.

He excels in developing processes and systems that streamline deal-making, even crafting a top-notch CRM for real estate professionals to optimize every facet of their business. With an impressive portfolio of 550+ end-to-end transactions, Ryan consistently ensures a smooth and efficient process for clients.

Ryan is the father of three teenage boys and enjoys coaching in their many sporting events on his busy weekends.



720.335.1469



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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 295 S Broadway Denver, CO 80209 (“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.

