

4751 Broadway

Denver, CO 80216

FOR SALE

\$12,150,000

Industrial/Office Campus



FOR MORE INFORMATION:

JAKE MALMAN

720 471 1763

jake@malmancre.com



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4751 Broadway, Denver, CO 80216

Property Facts

Price	\$12,150,000
Building Size	91,764 SF
Price Per SF Building	\$132.40/SF
Land Size	4.7 AC (204,738 SF)
Price Per SF Land	\$59.34/SF
Zoning	I-MX-3
Loading	Varies Per Building
Clear Height	Varies Per Building
Power	Varies Per Building (1,600 AMPs +/-)
Parking	157 Spaces
County	Denver
Year Built	1943
Taxes	\$238,386.46 (2023)

Highlights

- Excellent opportunity for a user, investor or developer
- Positioned well for an adaptive re-use project, user campus or demolish and rebuild
- Mixed use industrial/office campus
- 85,453 SF above grade and 6,311 SF basement
- Lit billboard visible from I-25
- Large monument sign visible Broadway and I-25
- Floor plans available upon request
- Several apartment units on site
- Potential for demolishing building 1 and creating additional fenced yard

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Site Plan



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Building	1
Use	Office
Square Feet	28,690
Sprinklered	Partially
Clear Height	8'4"-10'7"
Loading	1 Mini Dock (20')



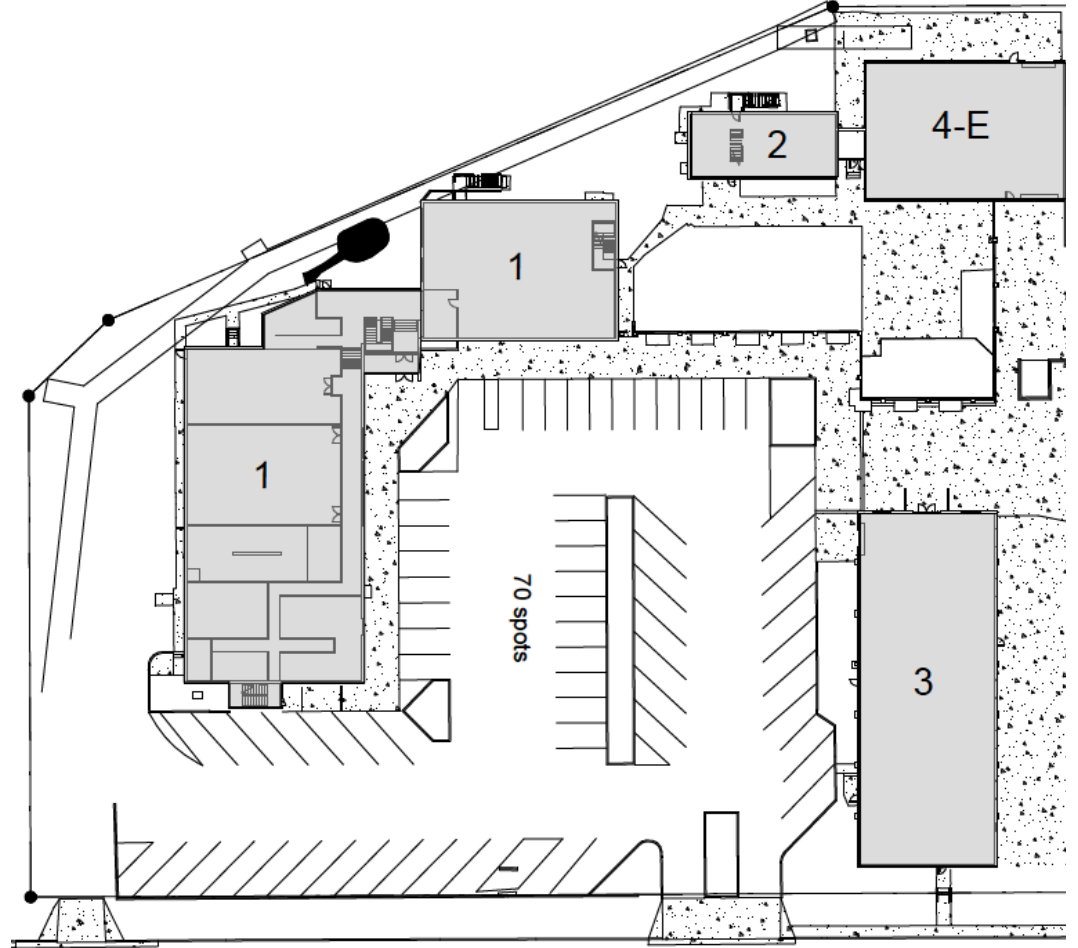
Building	2
Use	Office
Square Feet	3,858
Sprinklered	Yes
Clear Height	15'



Building	3
Use	Industrial
Square Feet	6,250
Sprinklered	Yes
Clear Height	15'
Loading	One Drive In



Building	4-E
Use	Industrial
Square Feet	5,842
Sprinklered	Yes
Clear Height	30'
Loading	One Drive In



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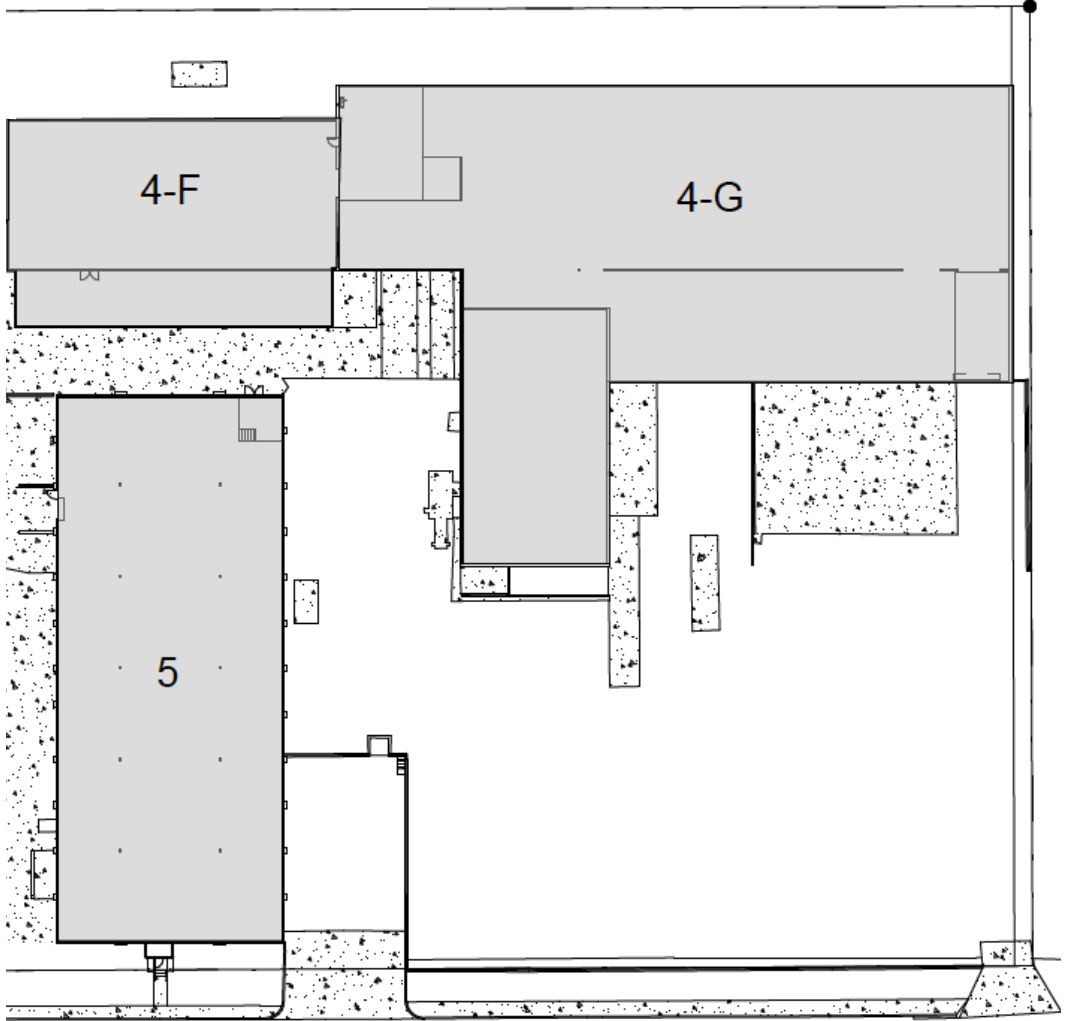
Building	4-F
Use	Industrial
Square Feet	7,444
Sprinklered	Yes
Clear Height	13'10"
Loading	One Drive In One Dock High



Building	4-G
Use	Industrial
Square Feet	23,135
Sprinklered	Yes
Clear Height	17'
Loading	One Drive In Six Dock High



Building	5
Use	Industrial
Square Feet	15,261
Sprinklered	Yes
Clear Height	10'-19'4"
Loading	One Drive In



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Site Concept



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Area Development

SITE

- Mixed Use Campus
- Office & Warehouse
- Buildings 5,073 SF
- Land 12,564 SF

NATIONAL WESTERN COMPLEX

- 250 Acre Campus
- 2,200,000 SF of indoor/outdoor redevelopment
- Denver Coleseum, Event Centers, Stockyards, CSU Spur and More

FOX PARK

- 41 Acres in Development
- Office 1,961,000 SF
- Retail 289,000 SF
- Apartments 3,469 Units
- Hotel, Grocery, Athletic Club, Cultural Center

RiNo

- 640 Acres
- Business and Arts District
- Restaurants, Bars, Breweries, Art Galleries, Shops and Boutiques

DOWNTOWN DENVER

- 23,000,000 SF of Office Space
- 132,000 Workers
- State Capitol, Convention Center, Union Station, Coors Field

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Property Photos



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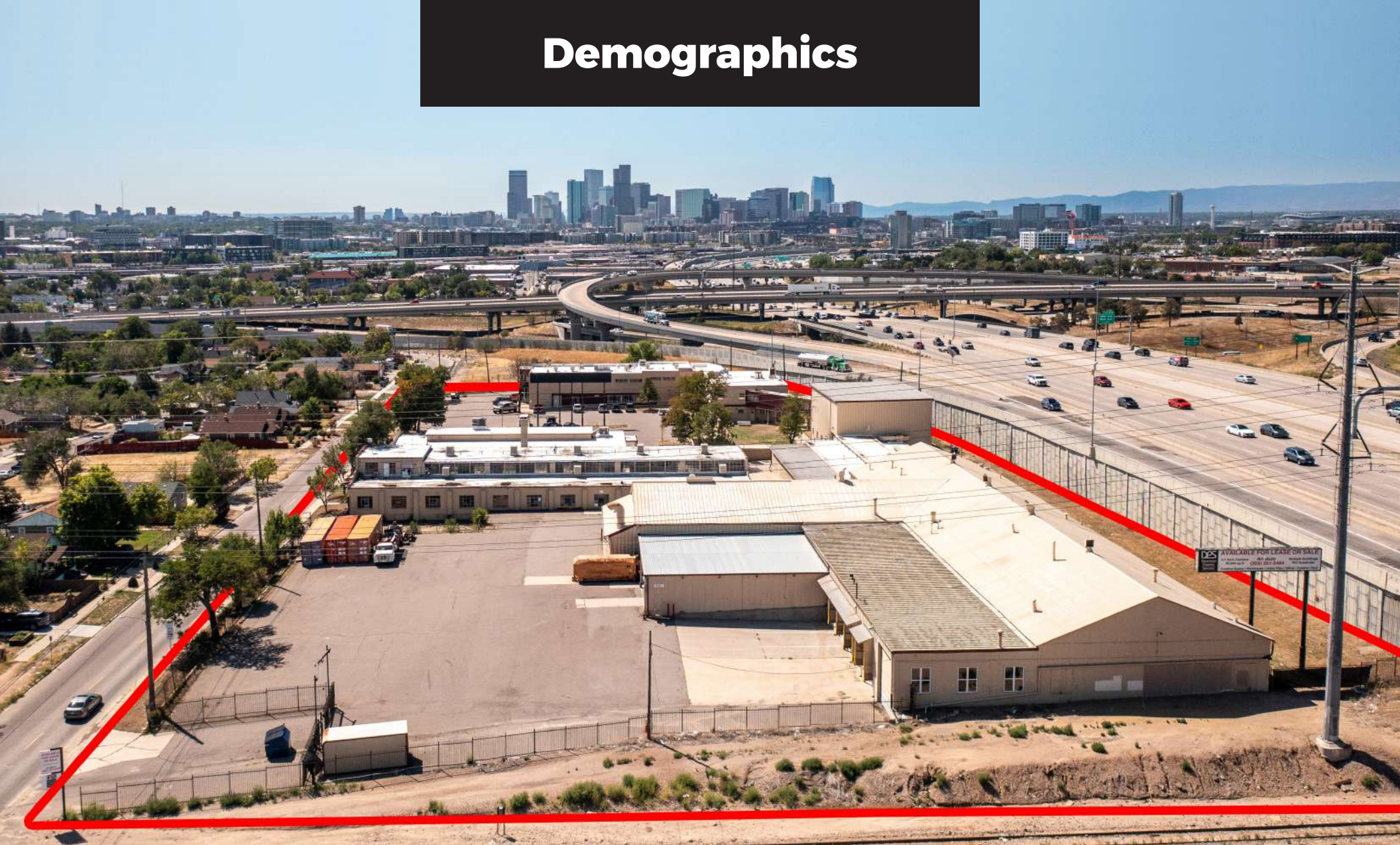
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Demographics

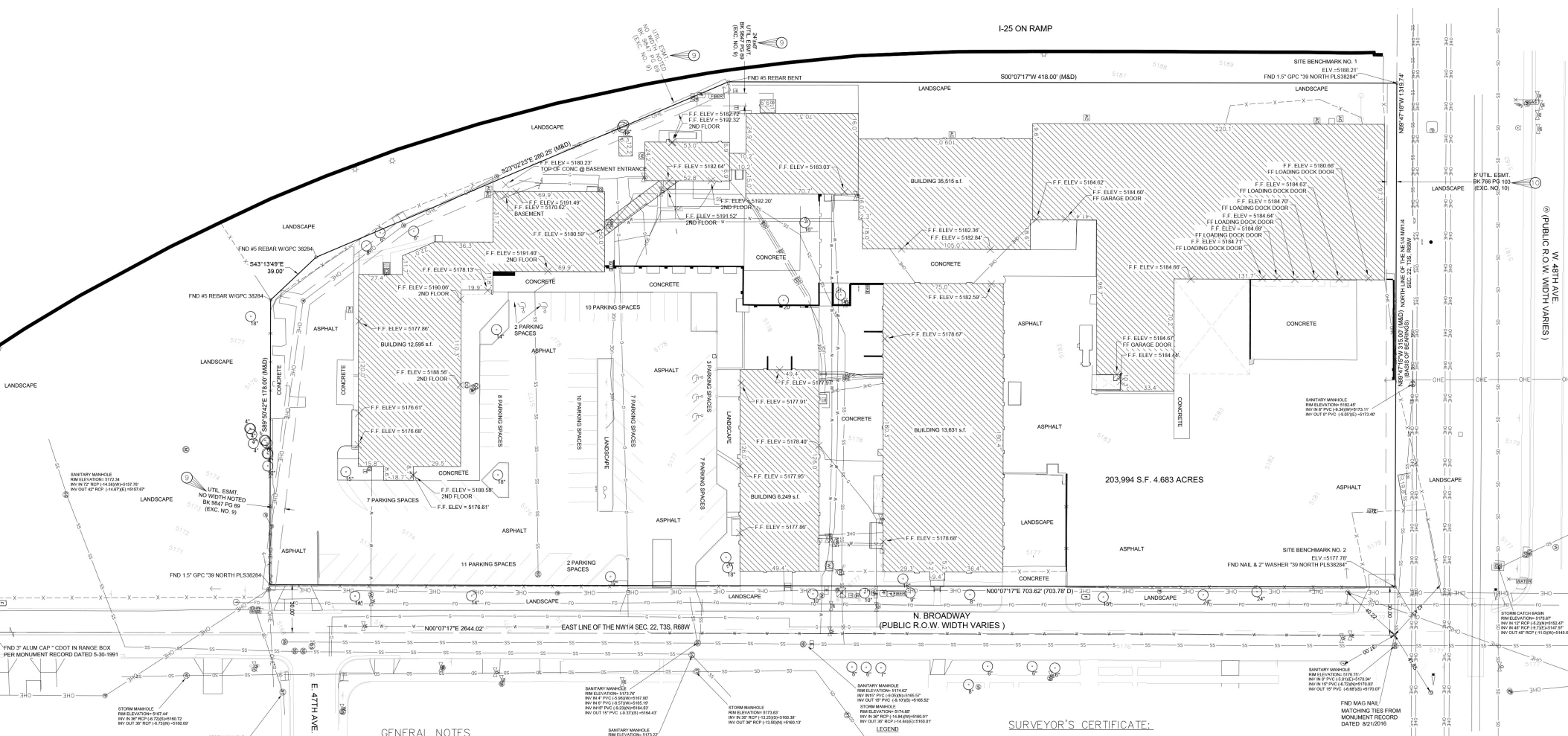


POPULATION	1 mile	3 mile	5 mile
2010	6,458	138,008	417,684
2023	7,372	144,170	424,561

HOUSEHOLDS	1 mile	3 mile	5 mile
2010	2,078	68,155	194,894
2023	2,435	71,749	198,533

INCOME	1 mile	3 mile	5 mile
Average HHI	\$90,411	\$117,760	\$107,293
Median HHI	\$58,467	\$92,288	\$80,164

2022 ALTA Survey



GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT, IN NO EVENT MAY LEGAL ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. LINDQUIST, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT ON OCTOBER 03, 2022, A SURVEY WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS SURVEY AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT

LEGAL DESCRIPTION:
 THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST DESCRIBED AS FOLLOWS:

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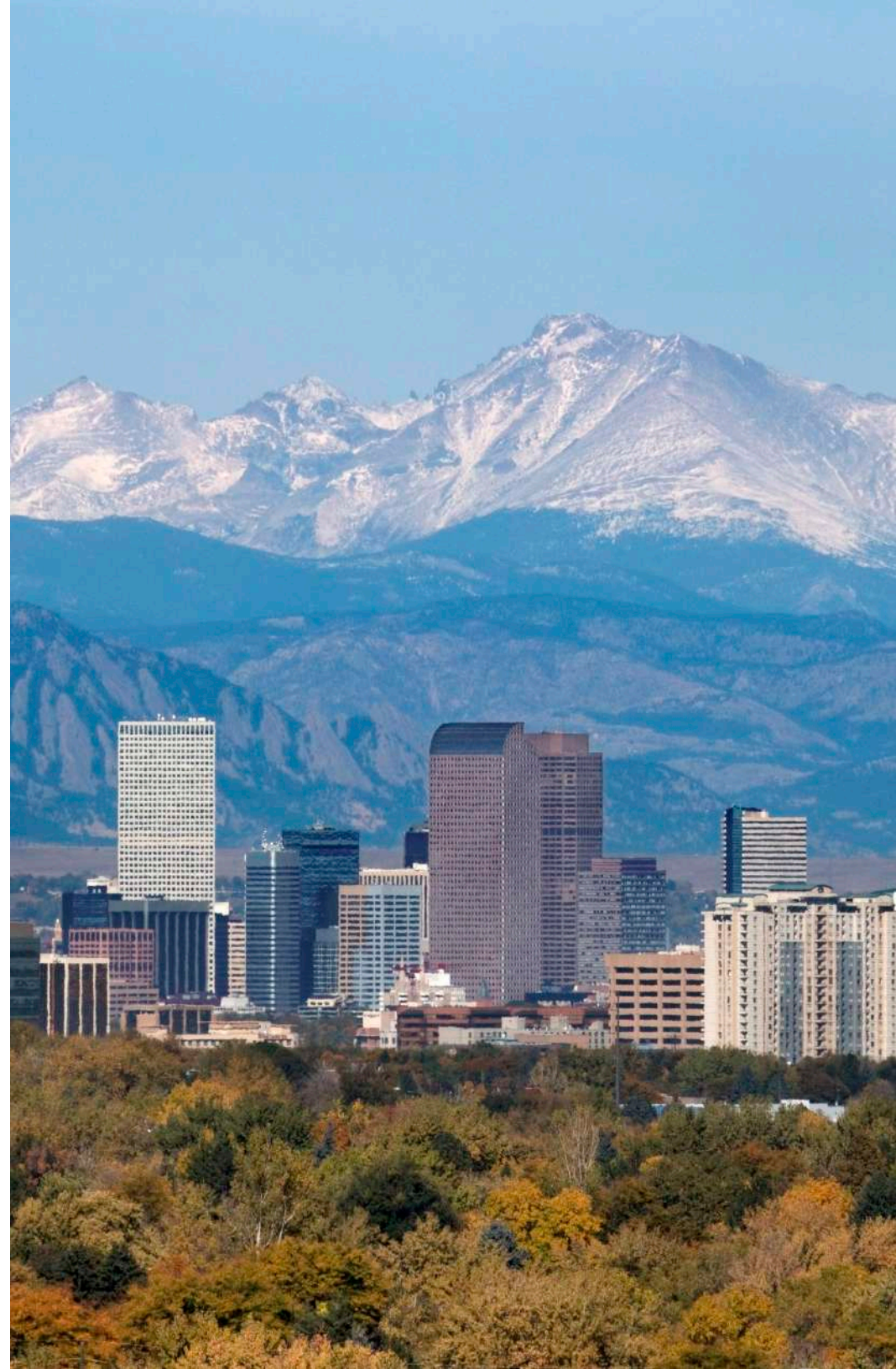
Meet the Broker



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$250M of transactions in the Colorado market.



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer,

with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not

photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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