

475

S BROADWAY

DENVER, CO 80209

SALE PRICE

\$5,995,000



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PROPERTIES

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400 S. Broadway | Denver, CO 80209

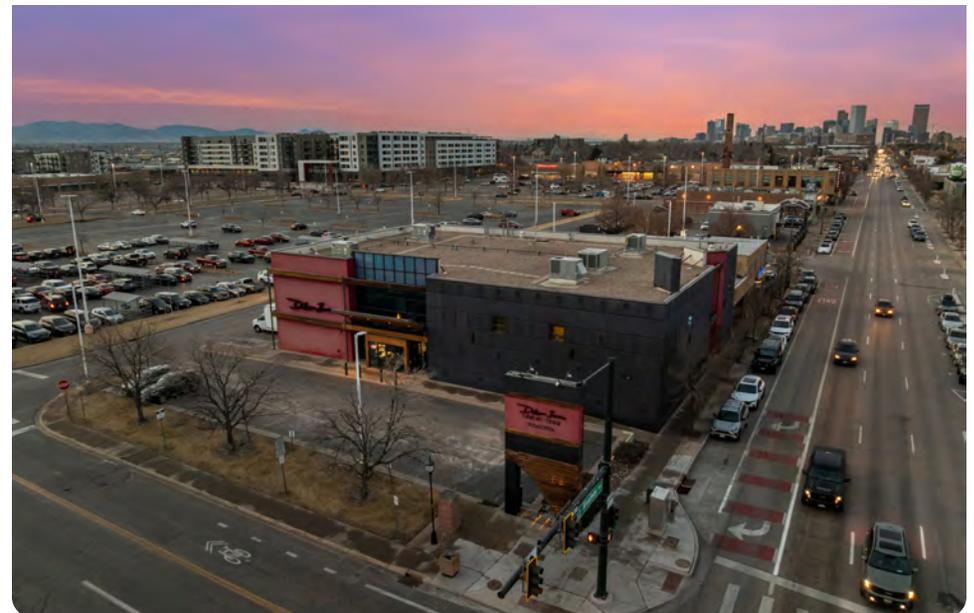
PROPERTY HIGHLIGHTS

Address	475 S Broadway Denver, CO 80209
Sale Price	\$5,995,000
Building Size	18,584 SF
Lot Size	18,494 SF (0.426 Acres)
Total Parking Spaces	53 Spaces + Street Parking
Zoning	C-MS-5
Loading Dock	1 Dock-High Door
Year Built	1994
Taxes	\$68,744.96

PROPERTY DESCRIPTION

Denver Infill Specialists of Unique Properties, Inc. is pleased to present 475 S Broadway—an 18,584 SF Denver infill asset on South Broadway in Baker. With C-MS-5 zoning, strong visibility, and a functional showroom/retail + storage/support configuration, the building fits a wide range of users and investor strategies.

- High-visibility South Broadway frontage in Denver’s Baker neighborhood with on-site parking
- Zoned C-MS-5 – flexible mixed-use zoning
- Excellent access to I-25, Downtown Denver, and key metro arterials
- One (1) dock-high loading door for efficient receiving and operations
- 53 total parking spaces with additional street parking
- Ideal for showroom, retail, or service users needing customer-facing



1ST FLOOR PHOTOS

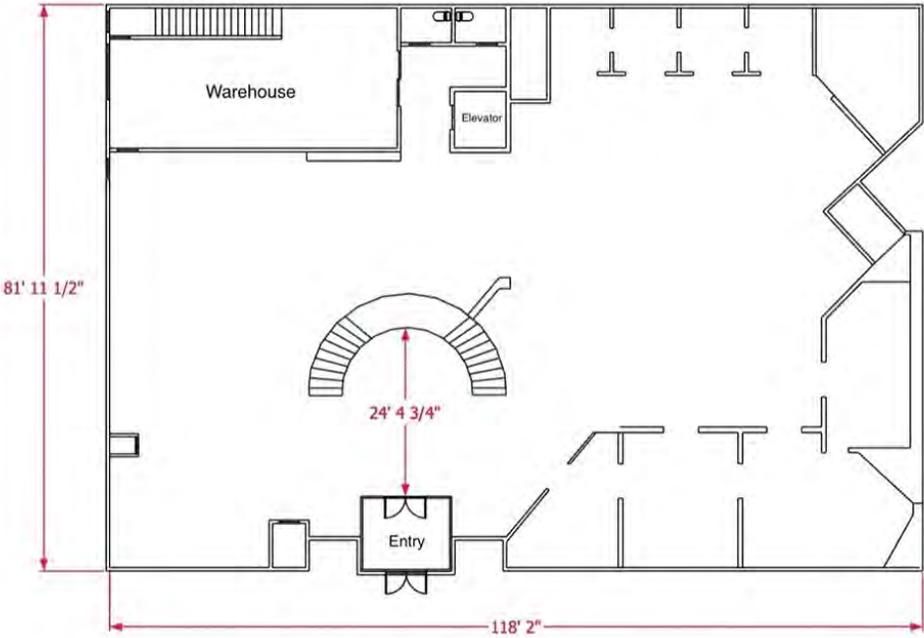


2ND FLOOR PHOTOS

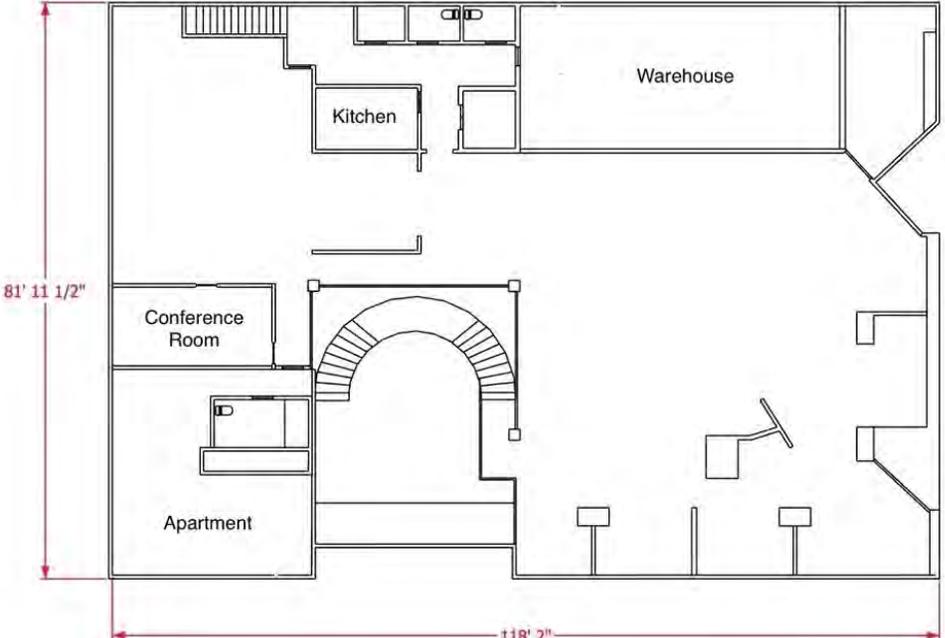


BUILDING FLOORPLANS

FIRST FLOOR



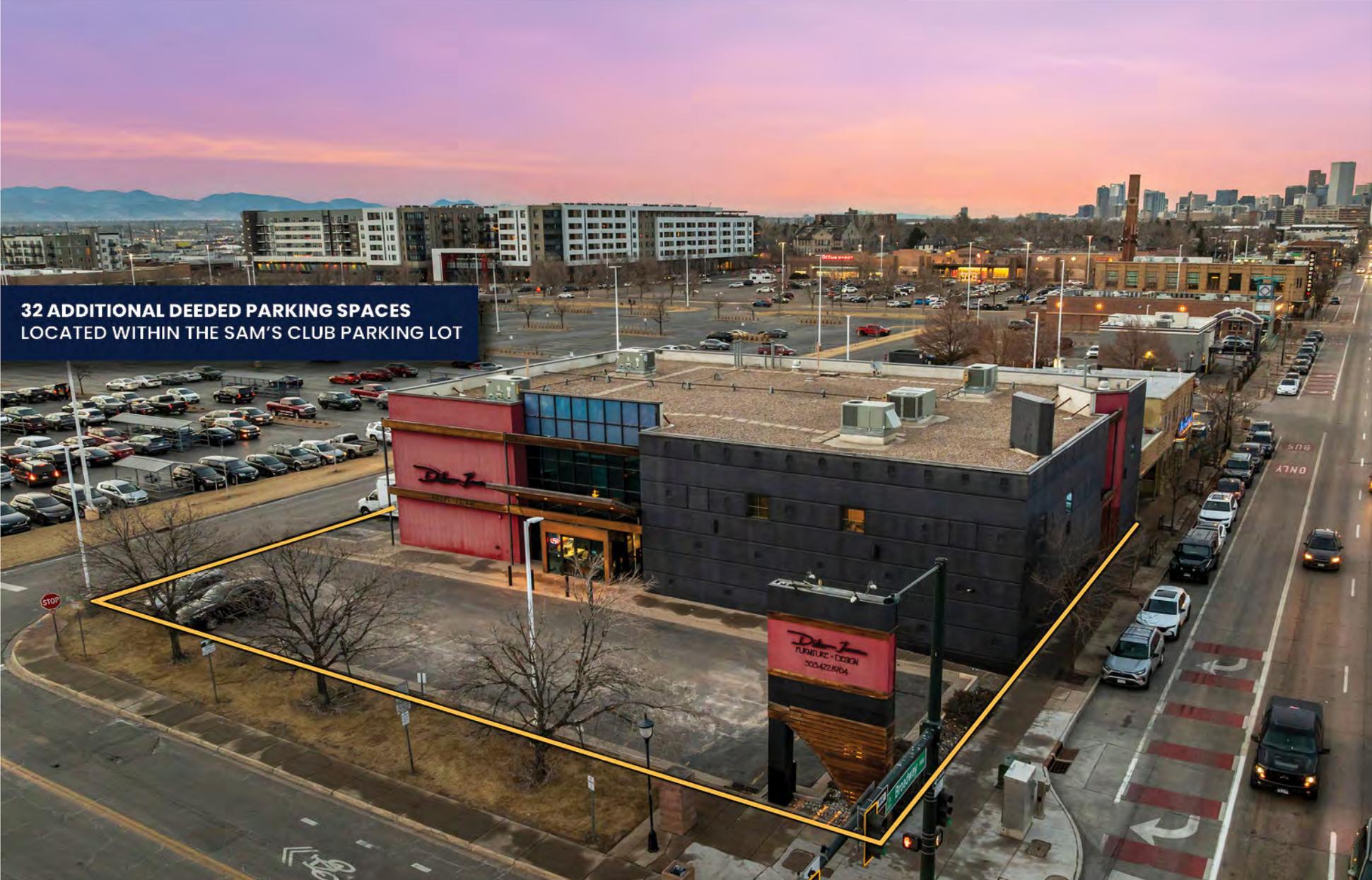
SECOND FLOOR



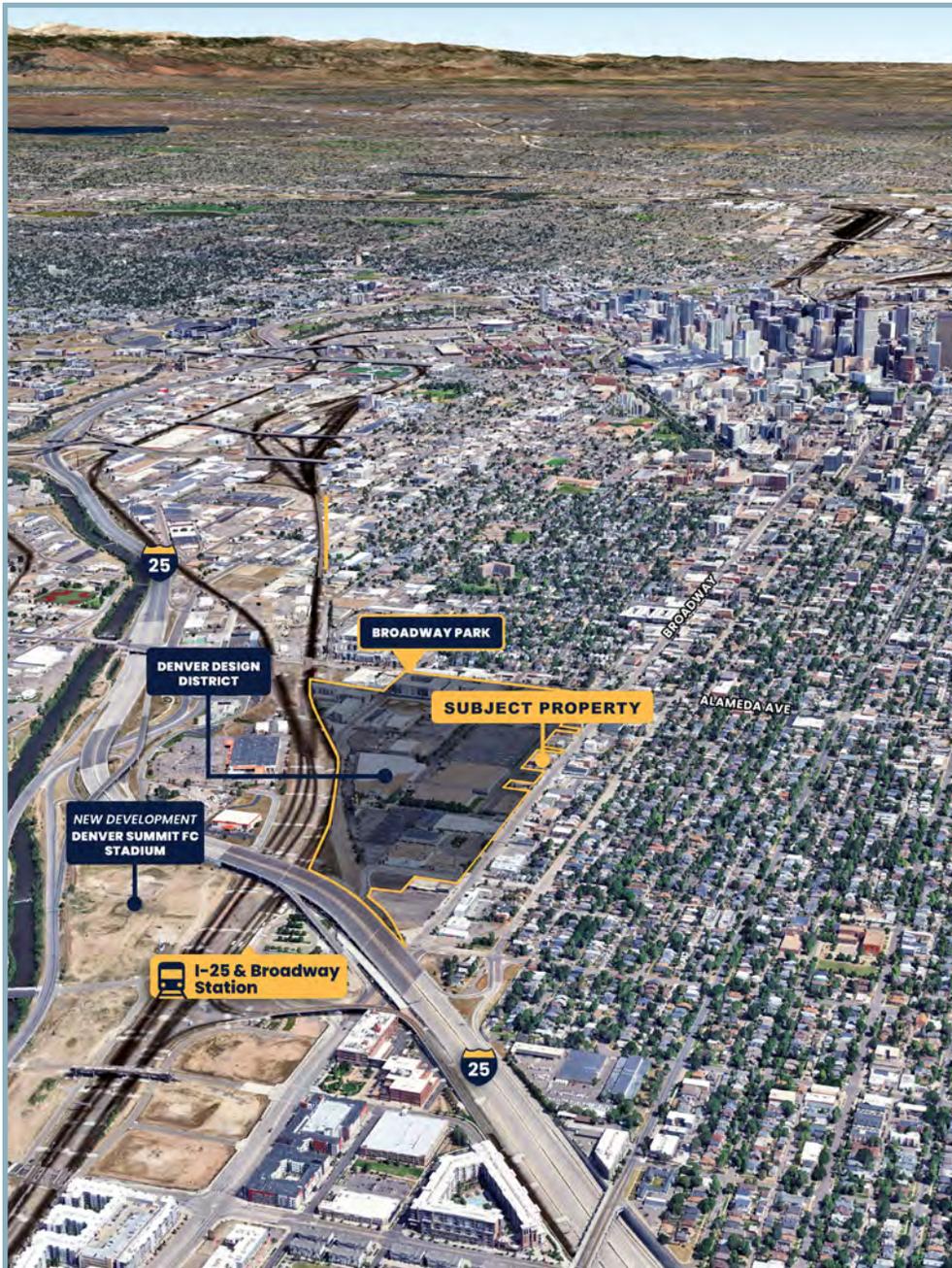
RETAIL MAP



SITE AERIAL



SOUTH BROADWAY CORRIDOR ADVANTAGE



South Broadway is one of Denver's most established commercial corridors, now benefiting from coordinated public and private reinvestment around Broadway Station and the I-25 interchange. For users, the value proposition is clear: regional access, transit optionality, corridor visibility, and growing nearby density that supports long-term demand.

CONNECTIVITY + ACCESS

- Immediate I-25 connectivity and strong north/south mobility through the metro area
- Broadway Station light rail access supports employee commuting and downtown connectivity
- City-led interchange and station-area improvements are expanding multimodal pathways and upgrading circulation through Spring 2026

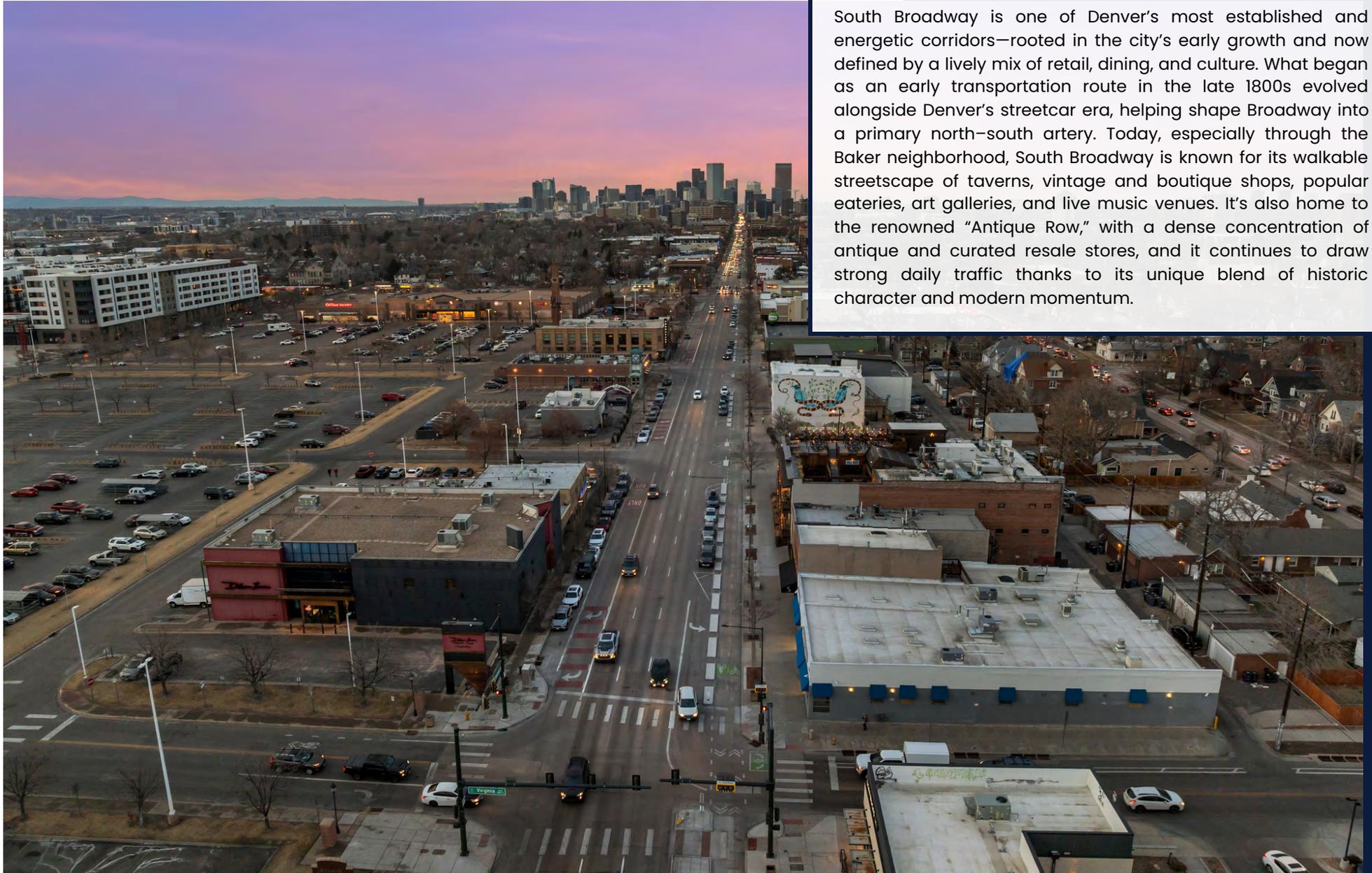
INVESTMENT NODES (DEMAND DRIVERS)

- Broadway Park / Design District: a major long-term district initiative supporting corridor identity, amenity growth, and continued private investment
- Denver Design District: concentration of showrooms, studios, and creative users that reinforces daytime activity and corridor branding
- Broadway Station-area reinvestment bringing additional housing, office, and retail density over time

CORRIDOR MANAGEMENT (GID / BID-STYLE IMPROVEMENTS)

- South Broadway has advanced an improvement-district model intended to provide supplemental corridor services beyond baseline municipal coverage—typically focused on enhanced cleaning, graffiti abatement, beautification, and more consistent corridor presentation.

SOUTH BROADWAY



SOUTH BROADWAY HISTORY

South Broadway is one of Denver's most established and energetic corridors—rooted in the city's early growth and now defined by a lively mix of retail, dining, and culture. What began as an early transportation route in the late 1800s evolved alongside Denver's streetcar era, helping shape Broadway into a primary north-south artery. Today, especially through the Baker neighborhood, South Broadway is known for its walkable streetscape of taverns, vintage and boutique shops, popular eateries, art galleries, and live music venues. It's also home to the renowned "Antique Row," with a dense concentration of antique and curated resale stores, and it continues to draw strong daily traffic thanks to its unique blend of historic character and modern momentum.



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