



RETAIL/OFFICE BUILDING FOR SALE

931 Santa Fe Drive, Denver, CO 80204

Sales Price: \$2,699,000 | Zoning: C-MS-5



HENRY GROUP
REAL ESTATE

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PROPERTY DESCRIPTION

931 Santa Fe Drive is a property comprised of two buildings-one retail/office and one residential- and is situated in Denver's bustling Art District on Santa Fe (ADSF). Located in the heart of this vibrant area, the property provides easy access to art, culture, dining, and numerous events, including the popular First Friday Art Walk that attracts thousands of visitors each month.

The **retail/office building**, which was constructed in 2006, is an exceptional opportunity for an owner/user or investor. The ground floor is made up of two retail units each leased to separate art galleries. The 2nd floor is a recently renovated contemporary office space with its own separate entrance from street level. This space is vacant and currently listed for lease. The retail/office portion of this building comes with 6 parking spaces located in the back of the building. Each floor has its own HVAC unit. There is one water heater for the building located in the basement.

The **residential building**, located on the west end of the property, is comprised of two 800 SF, 2 bed 1 bath private units, each with its own separate entrance. The interior spaces were completed renovated in 2006. This building offers 3 parking spaces for use by the residential tenants. Each floor/unit also has its own heating system.

PROPERTY HIGHLIGHTS

- Prime location in Denver's Art District on Santa Fe (ADSF)
- 4 Exclusive parking spaces + street parking
- Less than 5 minutes from I-25 and 6th Avenue
- 92 Walk Score - within walking distance to ample retail stores and restaurants
- Newer construction
- Great opportunity for owner/user looking to occupy 2,500+ SF with considerable additional income



Property Address	931 Santa Fe Drive, Denver, CO 80204
Zoning	C-MS-5
New Sales Price	\$2,699,000

RETAIL/OFFICE

Building Size	5,794 SF
Year Built	2006
Units	Two (2) Retail & One (1) Office
Parking	Six (6) Spaces

RESIDENTIAL

Building Size	1,600 SF*
Full Interior Renovation	2006
Units	Two (2) Two (2) Bedroom, One (1) Bath
Parking	Three (3) Spaces

*To be verified

RENT ROLL & EXPENSES SUMMARY

SUITE	TENANT NAME	SIZE SF	GROSS RENT	MONTHLY RENT	ANNUAL RENT	LEASE END
Residential A *	Tenant A	800 SF	\$22.50	\$1,500	\$18,000	9/30/2026
Residential B *	Tenant B	800 SF	\$24.00	\$1,600	\$19,200	9/30/2026
100 *	SYNC Gallery	1,096 SF	\$30.33	\$2,770	\$33,242	12/31/2025
150 *	Creative Arts Design Center	1,030 SF	\$30.81	\$2,645	\$31,734	9/30/2026
200	Vacant	2,500 SF	\$27.00 (Asking Rate)	\$5,625	\$67,500	-
TOTALS		6,226 SF			\$169,676 **	

* All leases are full service

** Proforma

2024 EXPENSES SUMMARY

Insurance	\$6,833
Denver Water	\$1,620
Xcel Energy	\$7,389
Repairs & Maintenance	\$1,130
Waste Management	\$4,509
Waste Water/Storm Drainage	\$811
Property Tax	\$40,403
OPERATING EXPENSES	\$62,696



ALLEY

**Residential
Parking**

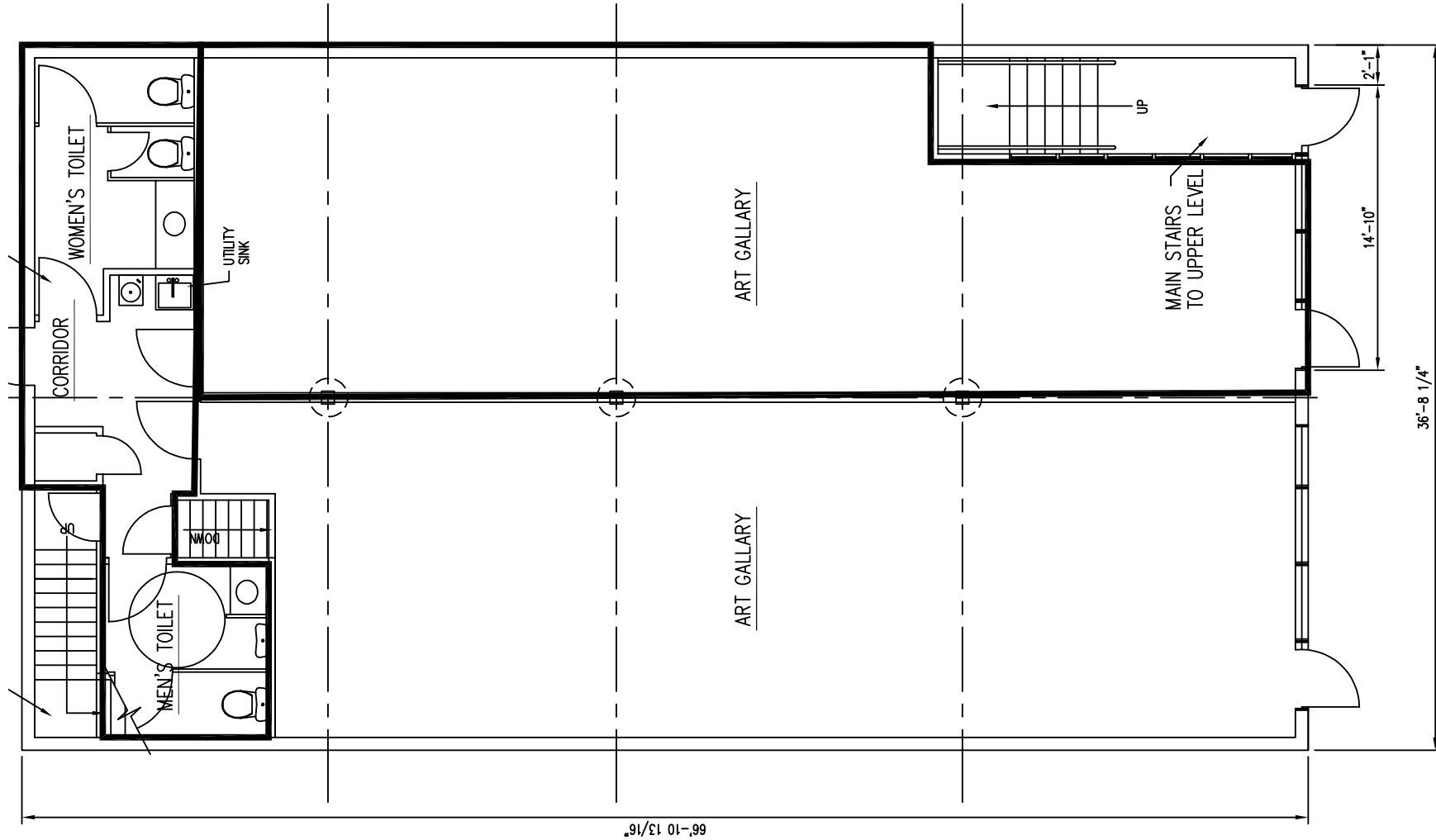
**Private
Residences**

**Retail
Parking**

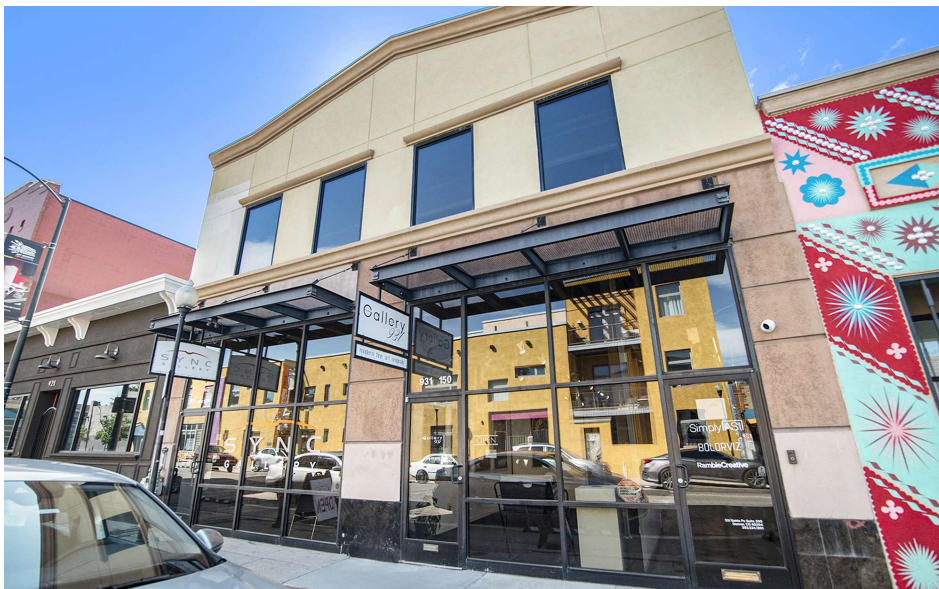
**Retail
Building**

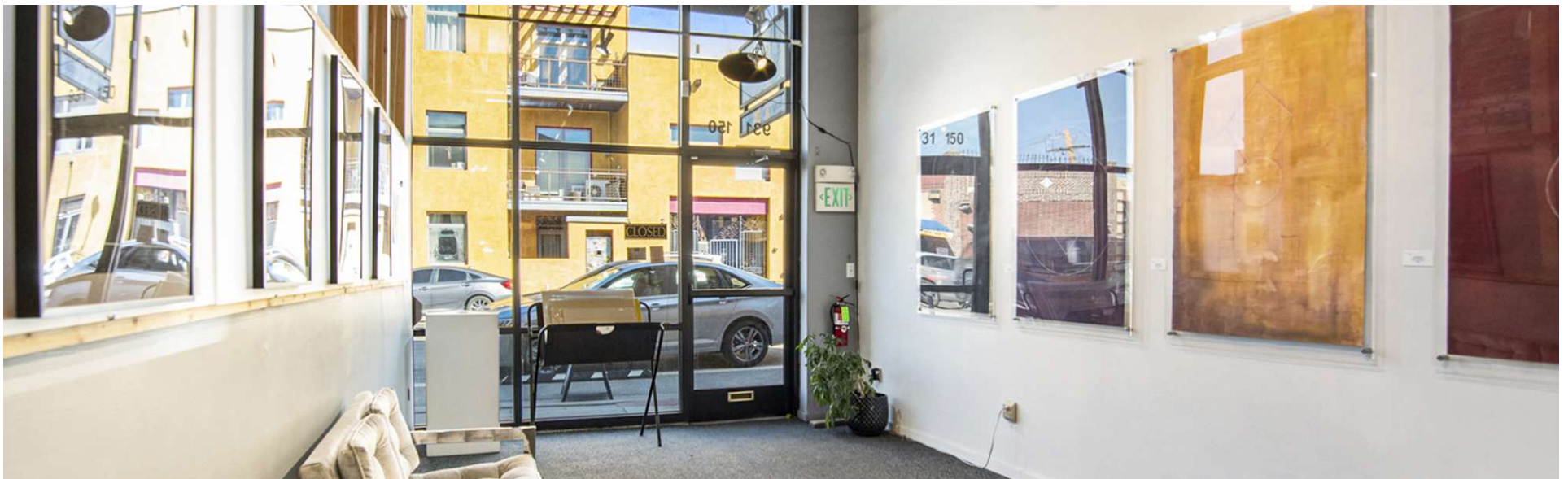
W 9TH AVE

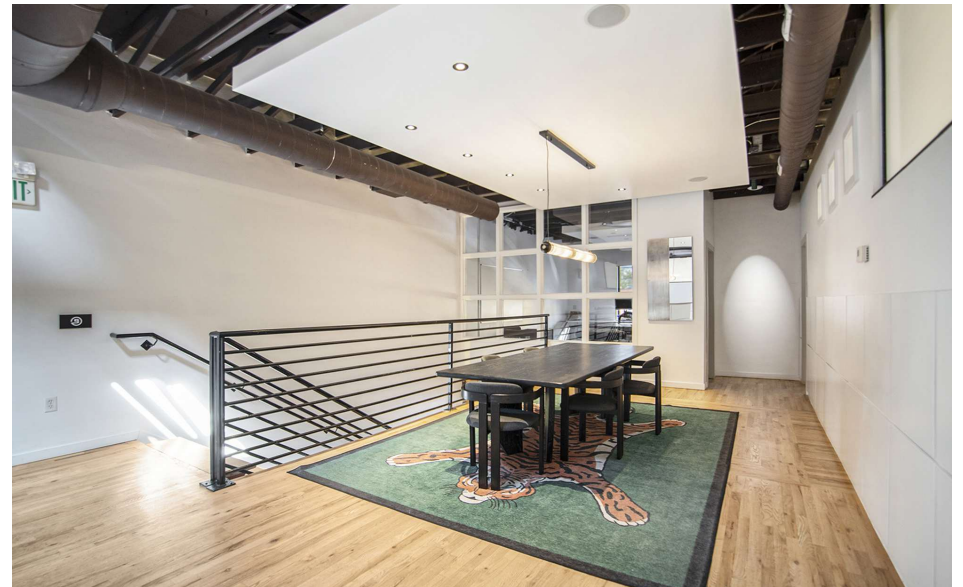
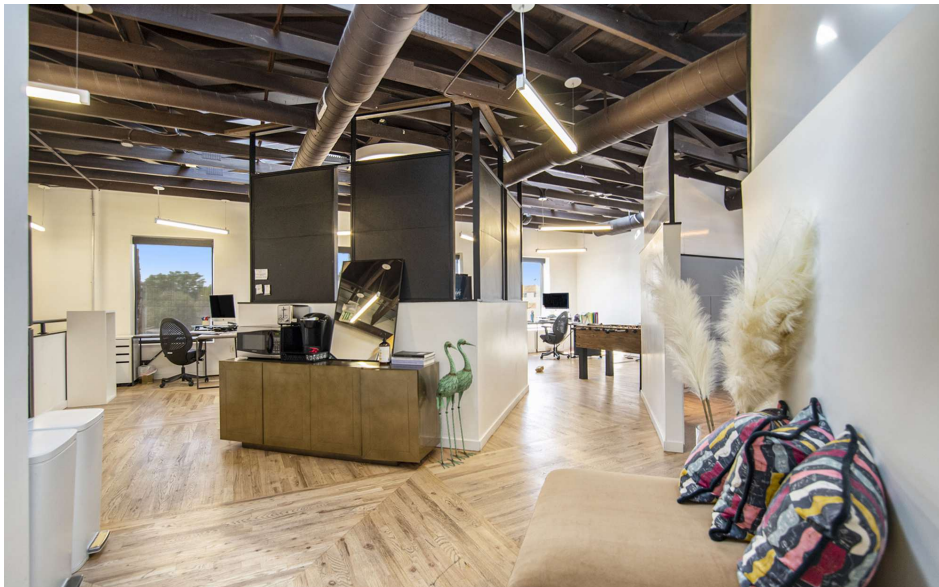
SANTA FE DRIVE



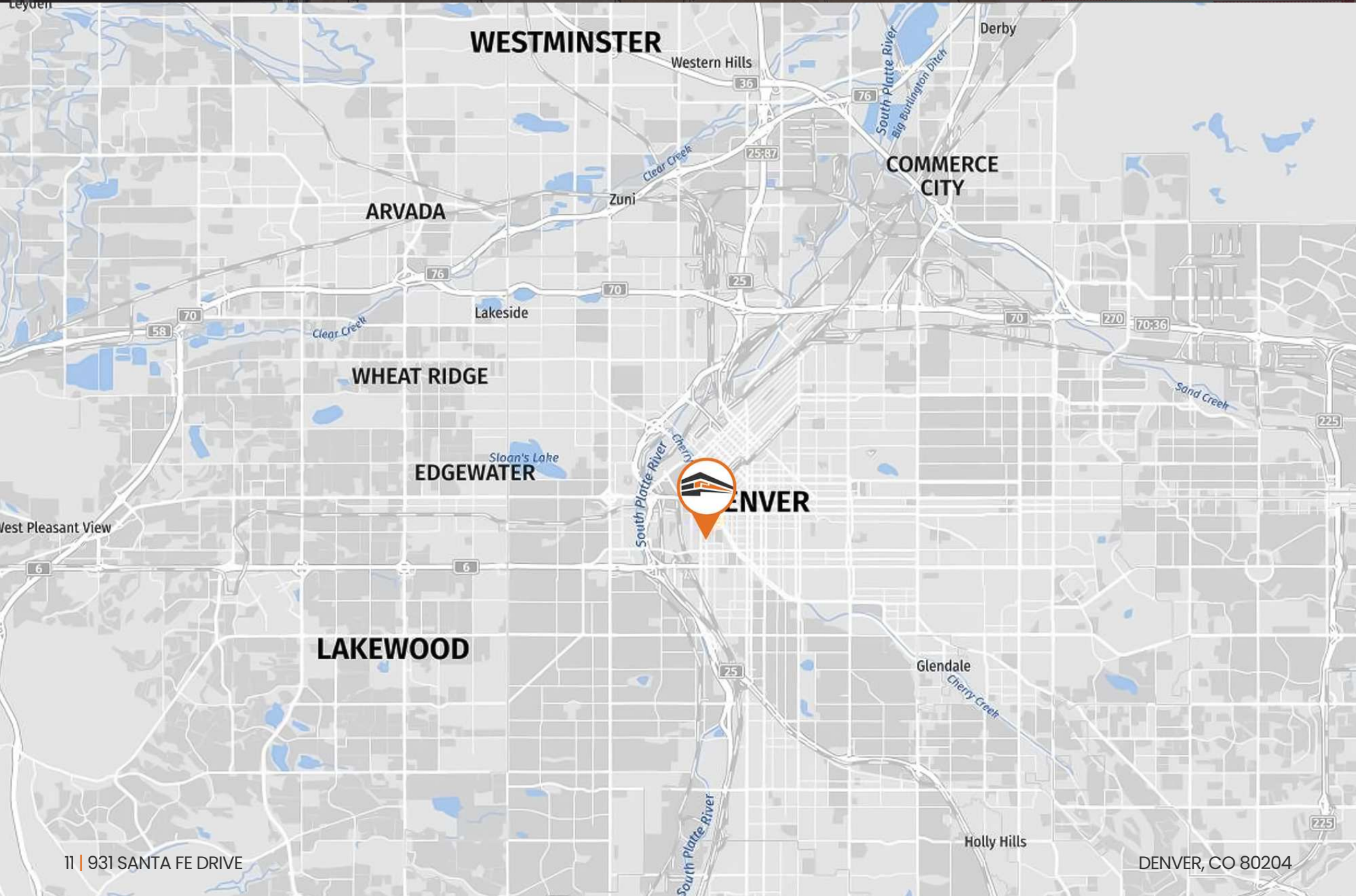
FIRST LEVEL FLOOR PLAN
Retail Spaces

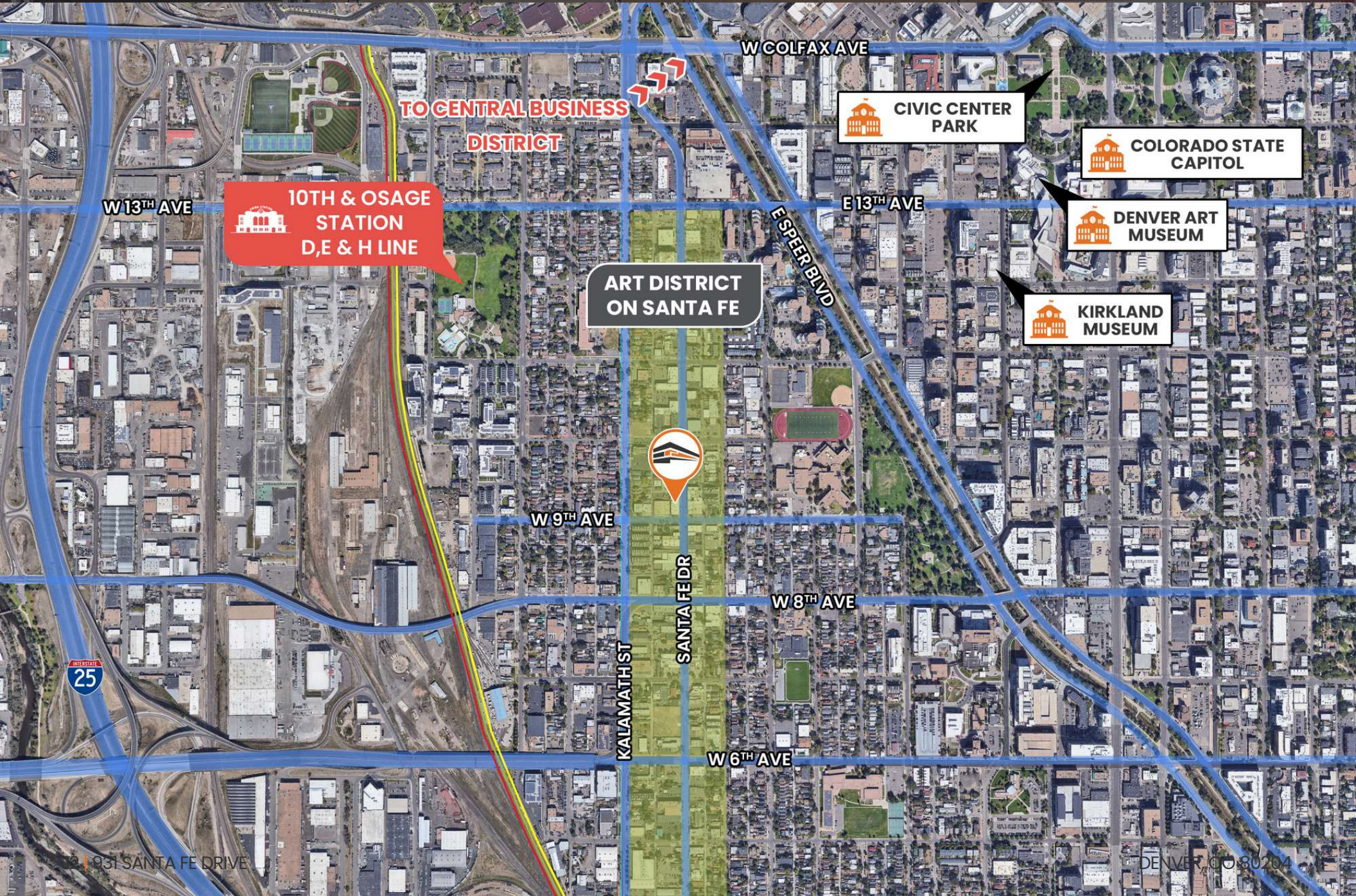













**10TH & OSAGE
STATION
D,E & H LINE**

**TO CENTRAL BUSINESS
DISTRICT**

**ART DISTRICT
ON SANTA FE**


**CIVIC CENTER
PARK**


**COLORADO STATE
CAPITOL**

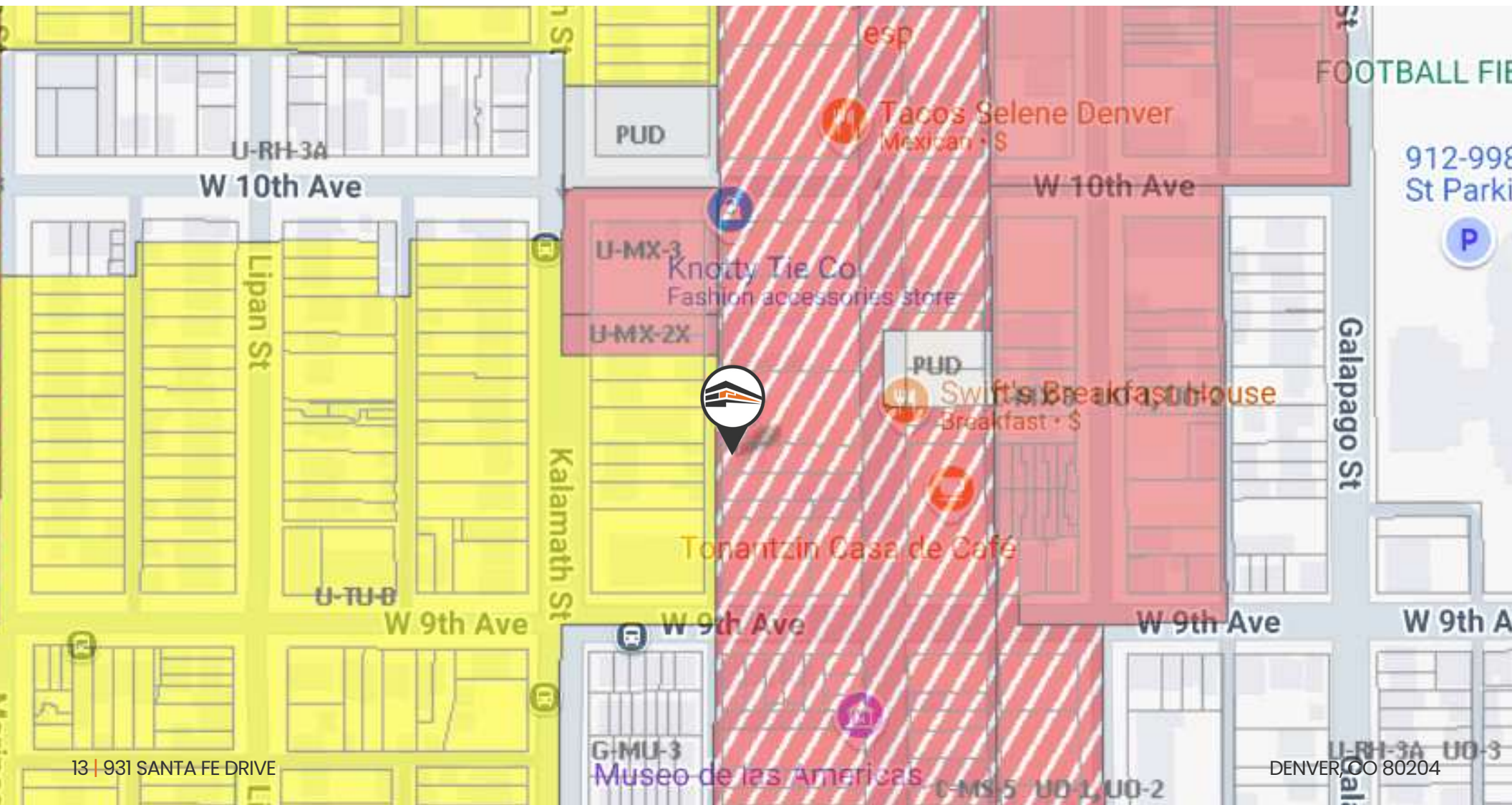

**DENVER ART
MUSEUM**


**KIRKLAND
MUSEUM**



C-MS-5 ZONING

[CLICK HERE](#)
[DENVER USE CODE](#)



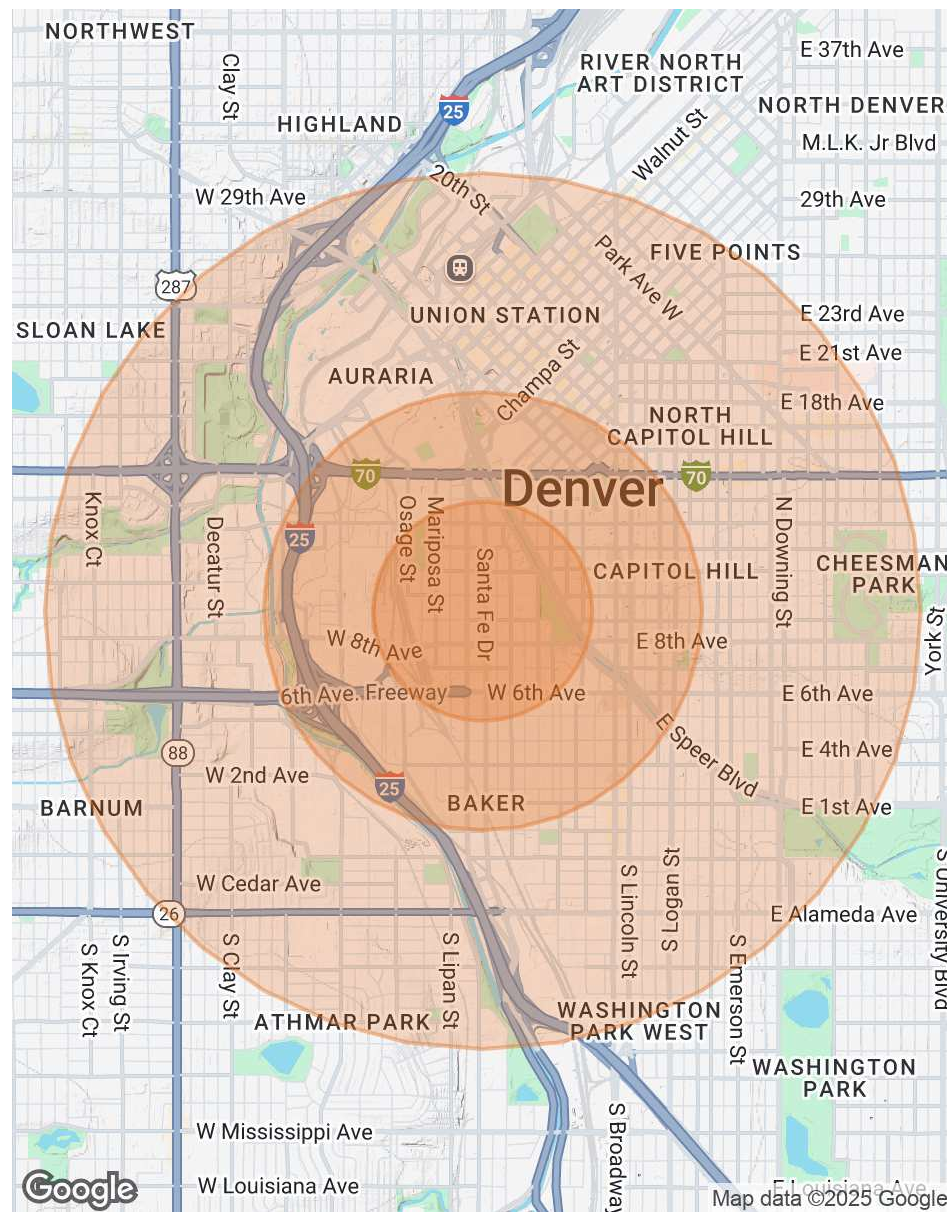
POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	7,797	23,581	123,396
Average Age	38	37	38
Average Age (Male)	37	38	38
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	4,034	13,427	70,074
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$112,172	\$112,128	\$121,646
Average House Value	\$776,902	\$765,579	\$823,842

Demographics data derived from AlphaMap



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