

MMG

# 1726 Champa Street

1726 Champa Street, Denver, Colorado 80202

Total Rentable SF: 2,056 SF Year Built: 1929



## INVESTMENT ADVISORS



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**1726 Champa Street** is an ideal location for both office and retail due to its placement in the heart of Downtown Denver's Central Business District, where the city's highest concentration of employers, residents, and visitors converge. Office users benefit from immediate access to transit, dense professional employment, nearby hotels, and the Auraria higher-education campus, which provides a consistent talent pipeline and supports daytime population. Retail users benefit from heavy foot traffic generated by office workers, residents, tourists, convention activity at the Colorado Convention Center, and major attractions such as the 16th Street Mall, Union Station, Coors Field, and Ball Arena — creating strong demand for food, beverage, service, and experiential retail in a true live-work-play environment.



Perfect Retail Space for  
Convenience Store



Amazing Visibility  
and Exposure



Historic  
Building



Strong  
Demographics

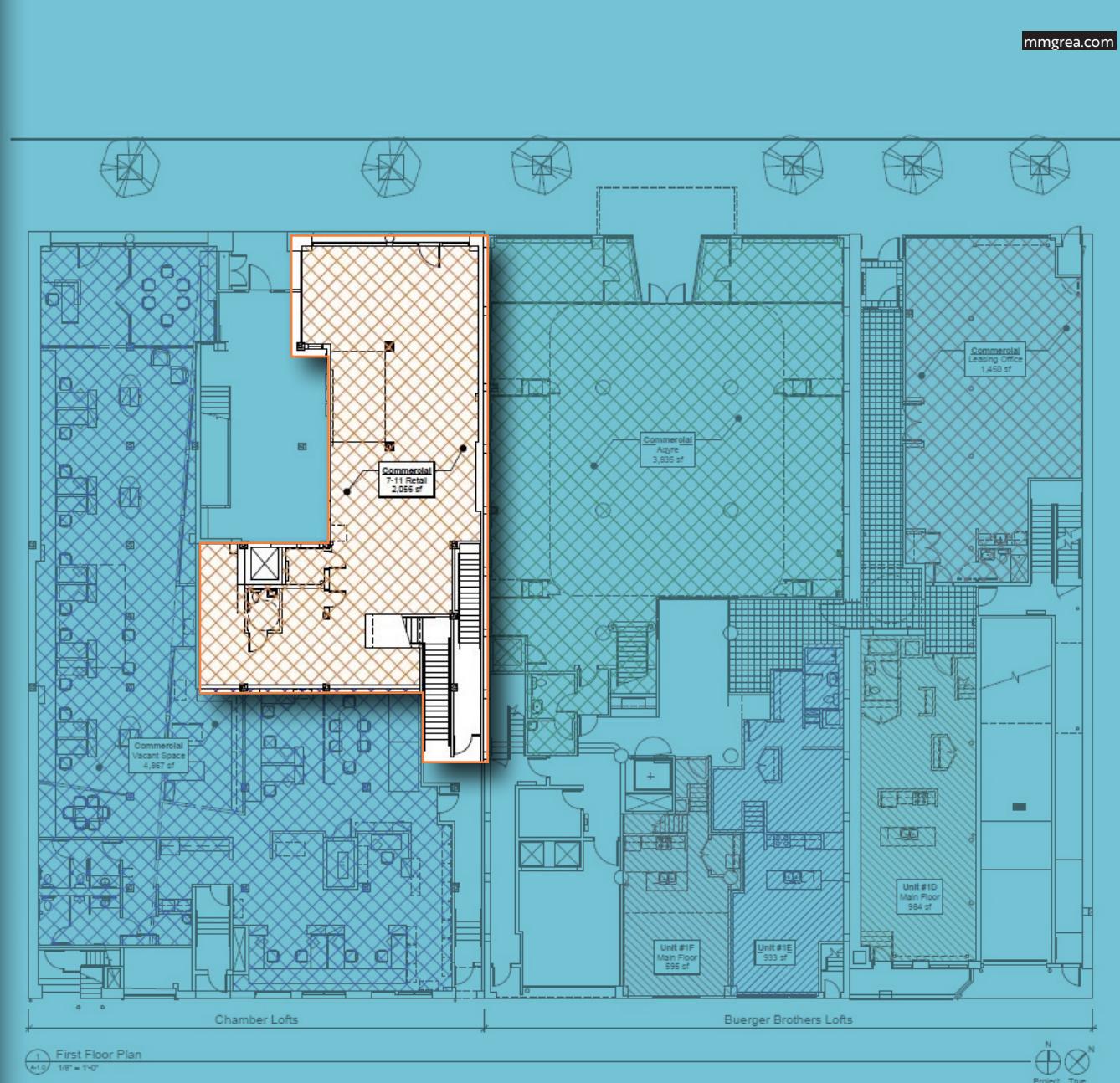
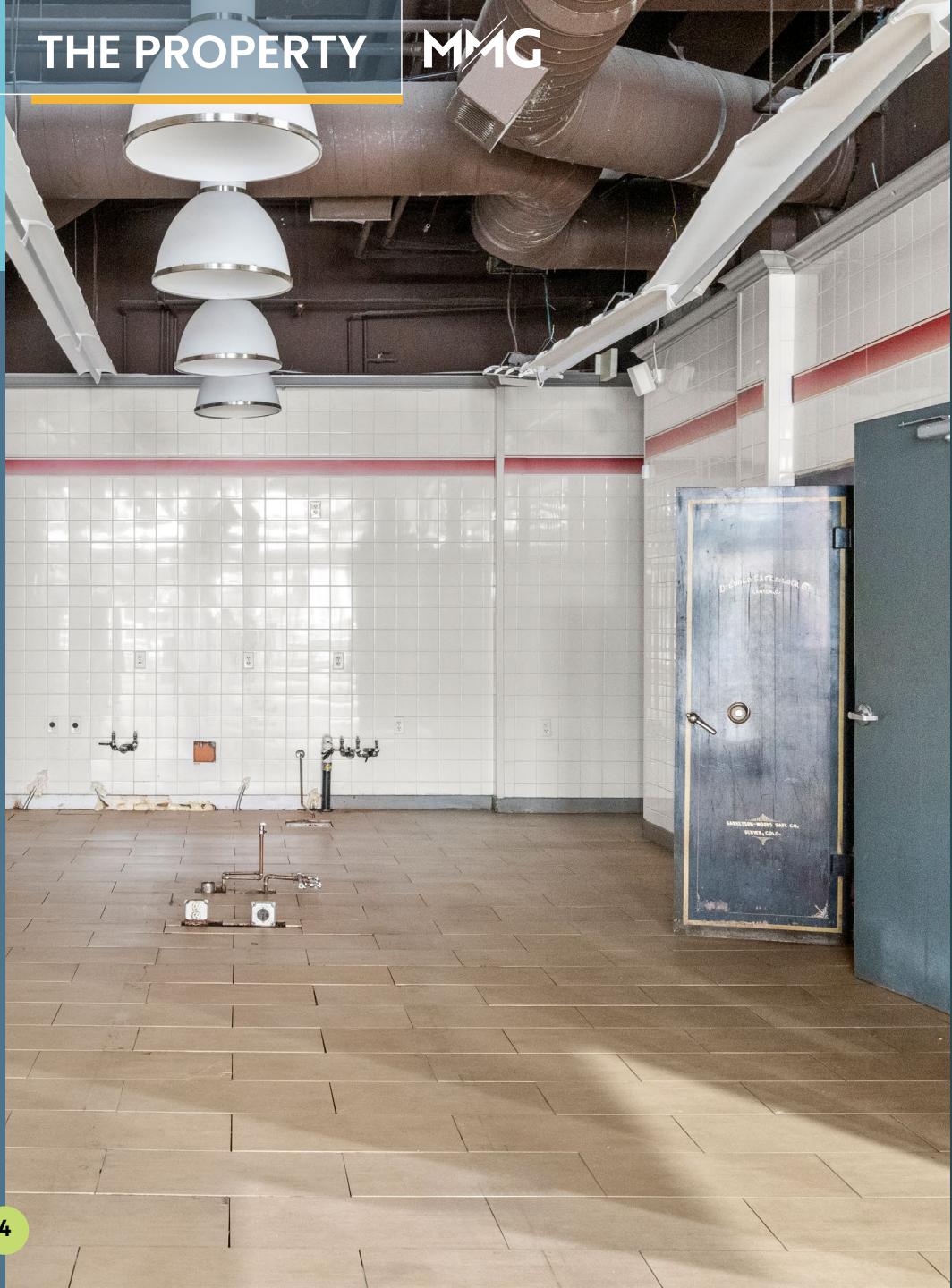


Easy Access  
to Transit

## 1726 CHAMPA ST

1726 CHAMPA STREET, DENVER, CO 80202

County	Denver
Total Units	1 retail
Year Completed	1929
Lease Rental Rate	\$10/SF Gross
Total Rentable SF (NRA)	2,056 SF



# THE PROPERTY

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All interested buyers are hereby advised that the ownership of 1726 Champa Street is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

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MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

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