



845

**N LINCOLN STREET
DENVER, COLORADO**

Kentwood
Commercial

**Storefront Retail Building
For Sale on Broadway Corridor**

FOR SALE - \$3,370,000

PROPERTY TOUR SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Twenty-Four (24) hours notice must be given in order to confirm all property tours and can be scheduled by contacting the Listing Broker (See contact information below).

Please do not disturb tenants.

PRESENTED BY: _____

Todd Snyder
Senior Commercial Advisor

303.704.6322
ToddS@KentwoodCommercial.com

Kentwood _____
Commercial



EXECUTIVE SUMMARY

STOREFRONT RETAIL BUILDING FOR SALE

SALES PRICE	\$3,370,000
CAP RATE	7.00%
BUILDING SIZE	6,205 SF
TOTAL LAND SIZE	6,240 SF
PROPERTY TYPE	Free-Standing Retail
YEAR BUILT	1957/2021 (Renovated)
CONSTRUCTION	Masonry
ROOF	Flat
HVAC	1 RTU (2021)
SUBMARKET	Golden Triangle
ZONING	D-GT
LEGAL	FIRST ADD TO ARLINGTON HEIGHTS BLK 8 L28 & 29

Property Highlights

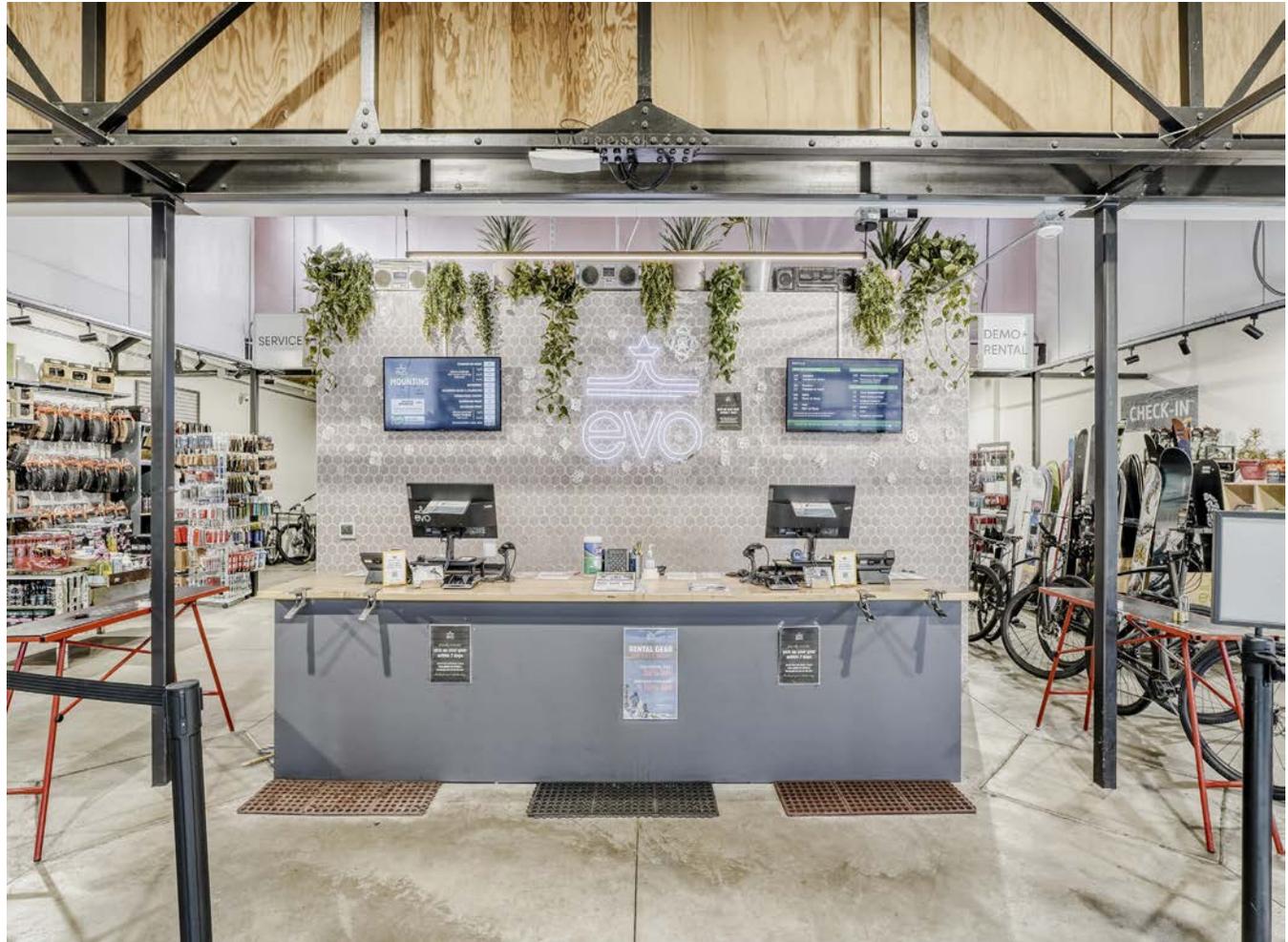
- » 100% leased to EVO (www.Evo.com) - via lease-back at Closing
- » Exceptional visibility on Lincoln Street (over 26,000 vehicles/day)
- » Attractive brick exterior with expansive storefront windows
- » Bow Truss ceilings featuring exposed beams and poured concrete flooring
- » Flexible, open-concept layout designed to accommodate diverse retail and creative uses



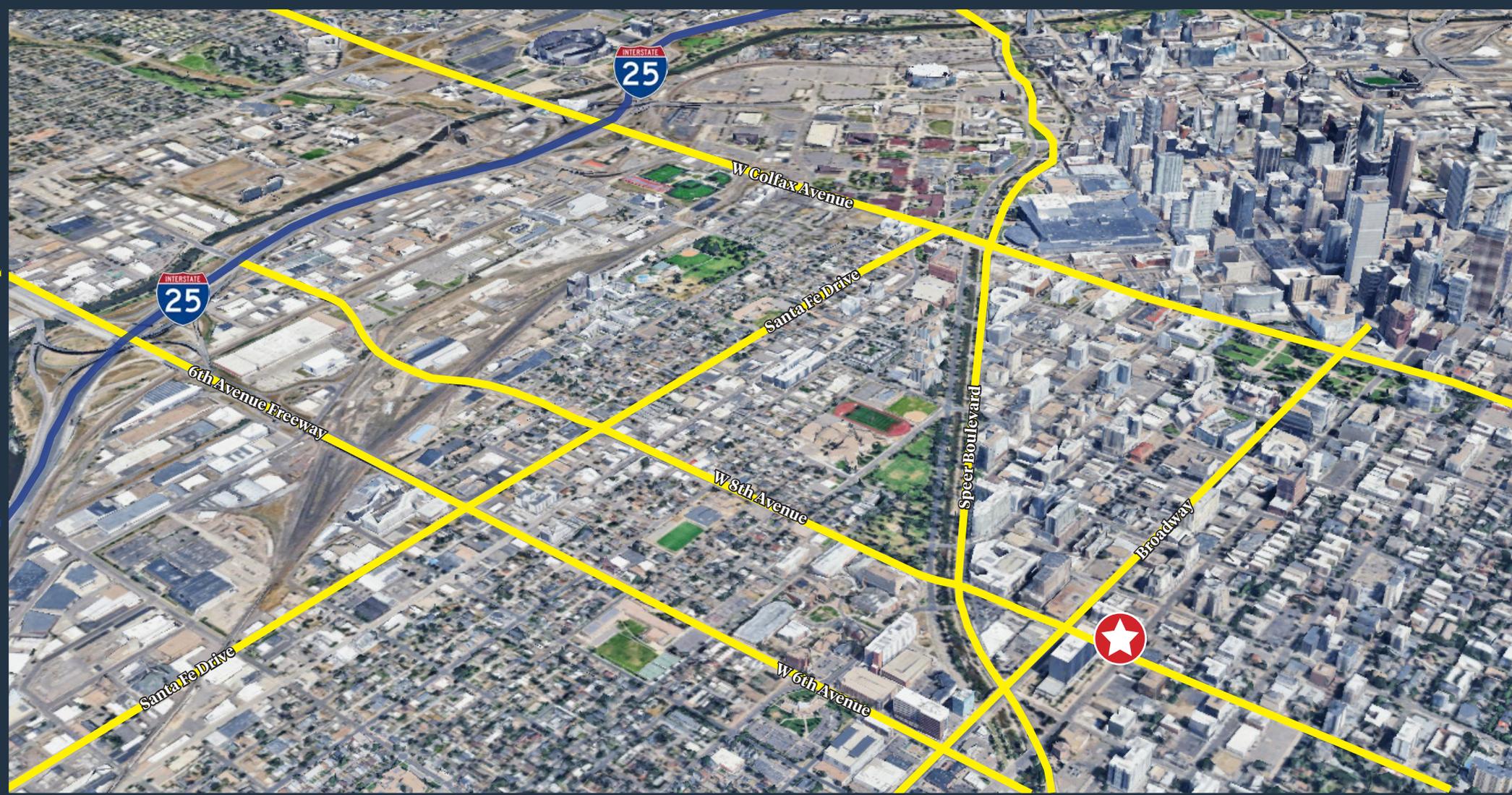
Tenant Summary - EVO

- » Generates approximately \$200 million in annual sales, as reported by GeekWire
- » Operates four flagship retail locations in Denver, Seattle, Portland, and Salt Lake City
- » Anchor partner in the 100,000 SF Campus Salt Lake featuring a flagship store, public skate park, bouldering center, and evo-branded hotel concept
- » Maintains five additional destination retail locations in Whistler, Hood River, Snoqualmie Pass, and Tahoe City
- » Expanded internationally in January 2022 through the acquisition of Rhythm Japan, a premier snow-sports retailer with seven regional store locations across Japan

INTERIOR PHOTOS



AERIAL LOCATION



TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
BROADWAY	W 9TH AVE N	31,661	0.05 Mi
BROADWAY	W IRVINGTON PL S	31,757	0.07 Mi
LINCOLN ST	E 8TH AVE S	26,002	0.07 Mi
E 8TH AVE	LINCOLN ST E	21,203	0.08 Mi

AREA MAP



AREA HIGHLIGHTS

DINING/BARS

- 1 The Fainting Goat Pub
- 2 Anise - Modern Vietnamese
- 3 The 9th Door
- 4 DiFranco's
- 5 Reckless Noodle House
- 6 Luca
- 7 Charlie Brown's Bar & Grill
- 8 Old Santa Fe
- 9 Torchy's Tacos
- 10 Nana's Dim Sum & Dumplings
- 11 CAVA
- 12 Red Ginger

COFFEE/CONFECTIONS

- 13 Sky Tea - Drip Denver
- 14 Roostercat Coffee House
- 15 Syrup - Cap Hill
- 16 Einstein Bros Bagels
- 17 Metropolis Coffee

HEALTH & WELLNESS

- 18 Summit Strong
- 19 BLOCK21 Fitness
- 20 Align. Move. Breathe. Yoga.
- 21 Yoga Box
- 22 F45 Training

RETAIL/SERVICES

- 23 7-Eleven
- 24 Watson's Wine & Spirits
- 25 Trader Joes
- 26 PNC Bank
- 27 FirstBank
- 28 FedEx Print & Ship
- 29 Alto Pharmacy
- 30 Glamour Nail Lounge
- 31 TownPlace Suites by Marriott
- 32 Sapa Spa
- 33 Eden Spa
- 34 Denver Health



CAPITOL HILL / BROADWAY CORRIDOR

Capitol Hill is one of Denver’s most dynamic and densely populated neighborhoods, offering a unique blend of historic character and urban energy. Anchored by the iconic gold dome of the Colorado State Capitol and bordered by Civic Center Park, the neighborhood features a rich architectural mix of late-19th-century mansions, classic brick apartment buildings, and contemporary mixed-use developments. Its high residential density, strong renter population, and steady influx of young professionals create consistent foot traffic and support a thriving small-business environment.

The iconic South Broadway commercial corridor serves as a lively retail and entertainment backbone for the area. Known for its eclectic, authentic vibe, Broadway is lined with independent boutiques, vintage and thrift stores, bookstores, coffee shops, tattoo parlors, music venues, breweries, and chef-driven local restaurants. The corridor has long been a hub for Denver’s creative community and nightlife scene, drawing visitors from across the metro area for live music, bar-hopping, and destination retail. Strong visibility, consistent pedestrian and vehicular traffic, RTD transit access, and proximity to Downtown Denver make Capitol Hill—particularly along Broadway—one of the city’s most active and culturally significant commercial districts.

Bike Score	98 - <i>'Biker's Paradise'</i>
Walk Score	94 - <i>'Walker's Paradise'</i>
Transit Score	49 - <i>'Some Transit'</i>

DEMOGRAPHICS

Population 2024	1 mi	46,766	Average Household Income	1 mi	\$95,832	Daytime Businesses	1 mi	6,118
	2 mi	127,766		2 mi	\$109,896		2 mi	18,438
	3 mi	249,997		3 mi	\$116,102		3 mi	27,214
Renter Occupied Households	1 mi	22,501	Daytime Employees	1 mi	79,085	Consumer Spending	1 mi	\$812,206,005
	2 mi	54,661		2 mi	195,473		2 mi	\$2,288,126,174
	3 mi	89,647		3 mi	262,433		3 mi	\$4,318,575,943

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own 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 at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



845

N LINCOLN STREET
DENVER, COLORADO

Kentwood
Commercial

Todd Snyder
Senior Commercial Advisor

303.704.6322
ToddS@KentwoodCommercial.com