

# 550 E 13TH AVE

550 E 13TH AVENUE DENVER, CO 80203

LEASE RATE \$30.00/SF + NNN  
SIZE 400 SQFT  
CLASS C  
USE RETAIL



## CONTACTS:

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## RESPONSIBILITY FOR DUE DILIGENCE

All parties engaging in a commercial real estate transaction are solely responsible for conducting their own independent investigations. This includes, but is not limited to:

- Verifying property conditions, zoning restrictions, and compliance with applicable local, state, and federal regulations.
- Assessing the financial performance of the property, including reviewing leases, rental income, expenses, and other operational metrics.
- Consulting appropriate third-party professionals, such as attorneys, accountants, architects, engineers, contractors, and market analysts.

Projections regarding rental income, market rents, or property valuation provided by Legacy Realty Group are for informational purposes only and may vary due to market fluctuations, contractual obligations, or other factors. No guarantees are made regarding the financial performance or future potential of the property.

## PROFESSIONAL ADVICE

Legal and contractual matters related to the property should be reviewed with a qualified attorney. Tax implications should be discussed with a certified public accountant or tax professional. Zoning, environmental concerns, and regulatory compliance should be assessed by appropriate consultants, engineers, or planners. Legacy Realty Group does not provide legal, financial, or tax advice.

## FAIR HOUSING AND EQUAL OPPORTUNITY

Legacy Realty Group is committed to marketing and operating in compliance with all applicable fair housing and equal opportunity laws. All services and commercial property listings are offered without discrimination and in accordance with ethical business practices.

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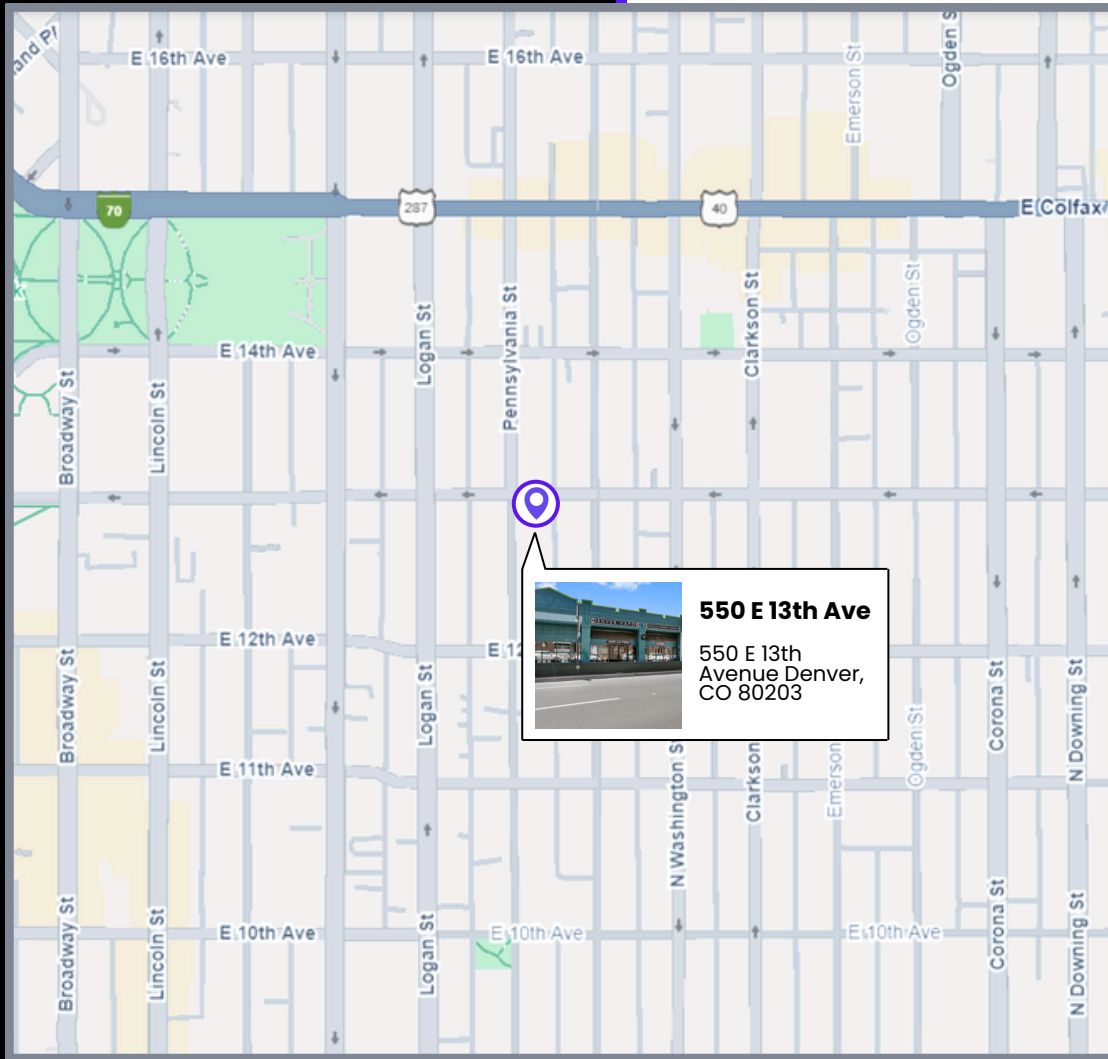


# PROPERTY EVALUATION





# LOCATION



## 550 E 13TH AVE

550 E 13TH AVENUE DENVER, CO 80203

<b>Lease Rate:</b>	<b>\$30.00/SF + NNN</b>
<b>Property Type:</b>	<b>Retail</b>
<b>Property Subtype:</b>	<b>Storefront</b>
<b>Building Class:</b>	<b>C</b>
<b>Lease Type:</b>	<b>Sublease</b>
<b>Lot Size:</b>	<b>0.22 AC</b>
<b>Rentable Building Area:</b>	<b>5,985 SF</b>
<b>Sale Conditions:</b>	<b>None</b>
<b>No. Stories:</b>	<b>1</b>
<b>Year Built:</b>	<b>1923</b>
<b>Tenancy:</b>	<b>Single</b>
<b>Remaining Term:</b>	<b>-</b>
<b>Zoning:</b>	<b>G-MS-5</b>
<b>APN / Parcel ID:</b>	<b>-</b>
<b>Walk Score ®:</b>	<b>Walker's Paradise (95)</b>

Take advantage of a rare sublease opportunity in the heart of Denver's vibrant Capitol Hill neighborhood. Located at 550 E 13th Avenue, this well-positioned retail space is currently operating as a vape store and is ideal for similar retail uses or other small-format businesses.

- Excellent street visibility and signage potential
- High foot and vehicle traffic along E 13th Ave
- Surrounded by dense residential population and popular local businesses



## COMPARABLE SUMMARY



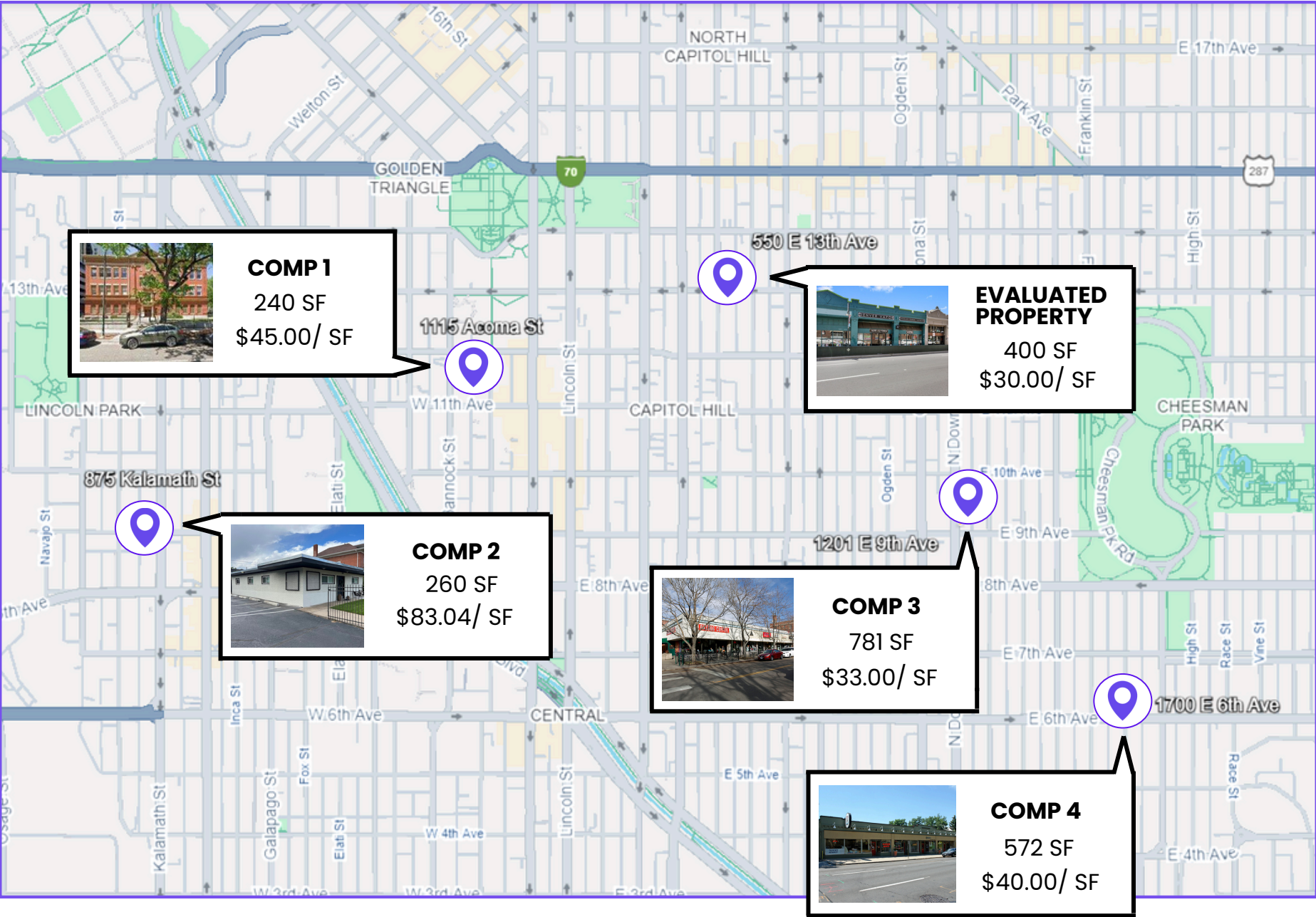


## COMPARABLE RENTAL PROPERTIES SUMMARY

PROPERTY	CLASS	YR BUILT	WALK/TRANSIT SCORE	SPACE AVAILABLE	PRICE/ SF	USE
<b>EVALUATED PROPERTY</b>						
550 E 13TH AVE, DENVER, CO 80203	C	1923	WALKER'S PARADISE (95) EXCELLENT TRANSIT (71)	400 SF	\$30.00/ SF + NNN	RETAIL
<b>COMP 1</b>						
1115 ACOMA ST, DENVER, CO 80204	A	2025	WALKER'S PARADISE (97) EXCELLENT TRANSIT (74)	240 SF	\$45.00/ SF + NNN	RETAIL
<b>COMP 2</b>						
875 KALAMATH ST, DENVER, CO 80204	C	1955	WALKER'S PARADISE (91) GOOD TRANSIT (58)	260 SF	\$83.04/ SF + NNN	RETAIL/OFFICE
<b>COMP 3</b>						
1201-1217 E 9TH AVE, DENVER, CO 80218	C	1966	WALKER'S PARADISE (91) SOME TRANSIT (42)	781 SF	\$33.00/ SF + NNN	RETAIL
<b>COMP 4</b>						
1700-1718 E 6TH AVE, DENVER, CO 80218	C	1913	VERY WALKABLE (79) SOME TRANSIT (43)	572 SF	\$40.00/ SF + NNN	RETAIL
<b>AVERAGE</b>		1956	91/58	451 SF	\$40.81/SF	



COMPARABLE RENTAL PROPERTIES MAP





# LEASE ANALYSIS







<b>Lease Start Rate:</b>	<b>\$30.00/SF</b>
<b>Lease Start Monthly Rate:</b>	<b>\$1,000.00/Month</b>
<b>Yearly Lease Rate:</b>	<b>\$12,000.00</b>
<b>Current Lease Rate Monthly:</b>	<b>\$1,000.00/Month</b>
<b>Total Annual Lease Rate:</b>	<b>\$12,000.00</b>
<b>Lease End Date:</b>	<b>2030</b>





E 13th Ave

E 13th Ave

20,177 VPD

N Pearl St

N Washington St

Logan St



**550 E 13th Ave**

550 E 13th Avenue  
Denver, CO 80203



## HOUSEHOLDS

**627,753**

2 to 10-Mile Radius

## OWNER OCCUPIED HOUSEHOLDS

**308,429**

2 to 10-Mile Radius

## RENTER OCCUPIED HOUSEHOLDS

**326,290**

2 to 10-Mile Radius

## AVG HOUSEHOLD INCOME

**\$101,502**

2 to 10-Mile Radius

## MEDIAN HOUSEHOLD INCOME

**\$75,755**

2 to 10-Mile Radius

Denver, the capital and largest city of Colorado, is located about 12 miles east of the Rocky Mountain foothills, where Cherry Creek meets the South Platte River. North of downtown lies the historic Five Points neighborhood, one of Denver's first suburbs, established in the 1860s. This area is celebrated for its historic homes, cultural landmarks, and legacy as a jazz hub, where legendary African American musicians once performed. Today, the River North Arts District (RiNo) within Five Points thrives as a creative destination, featuring art galleries, breweries, restaurants, and live music venues.

The Denver-Aurora-Lakewood metro area, home to over 3.6 million residents, is one of the fastest-growing regions in the United States. Known for its strong economy and outdoor lifestyle, the area combines urban convenience with natural beauty.

Denver's economy, with a GDP exceeding \$202 billion, is ranked among the largest in the country and is anchored by industries such as aerospace, energy, technology, and financial services. It is also home to nine Fortune 500 companies, reinforcing its reputation as a key economic hub in the nation.



## MAJOR MERCHANTS

Nearby amenities within walking distance or a short drive from the property include:

- **Ideal Market**
- **SAFEWAY**
- **Trader Joe's**
- **Chick-fil-A**
- **Wendy's**
- **CHIPOTLE**
- **Marczyk Fine Foods**
- **McDonald's**
- **KING Soopers**
- **TACO BELL**
- **Subway**
- **Popeyes**

Nearby conveniences include medical clinics, insurance services, fitness centers, hair and beauty salons, gas stations, auto repair shops, and parts supply stores.



## SHOPPING AND DINING

### Denver Pavilions

- Open-air shopping and entertainment complex on the 16th Street Mall
- Features national retailers like H&M, UNIQLO, Sephora, and a multi-screen movie theater
- Offers dining options from casual eats to sit-down restaurants, plus free MallRide access

### Modern Nomad Home

- Curated retail collective offering vintage, modern, and artisan home furnishings
- Located in RiNo Arts District, blending retail with design studios and galleries
- Showcases locally made goods, lifestyle products, and interior design services

### Ideal Market

- Boutique-style Whole Foods offering groceries, prepared foods, and local products
- Convenient walk for daily essentials in Capitol Hill
- Also includes a small café and street parking

### Eateries

- Jelly Café
- The Corner Beet
- City O' City
- Bar Nun Denver
- Snarf's Sandwiches
- Cuba Cuba Cafe & Bar
- Stueben's Uptown
- Watercourse Foods



## **RECREATION / ENTERTAINMENT**

- Civic Center Park: A central green space hosting festivals, food trucks, and community events.
- Ogden Theatre: Historic concert venue featuring a range of live music performances.
- Molly Brown House Museum: Historic home of Titanic survivor Margaret "Molly" Brown, offering guided tours and exhibits.

## **ACADEMIC HIGHER LEARNING**

### **University of Denver**

One of Colorado's premier private universities. It offers undergraduate and graduate programs across a variety of disciplines, from business and law to engineering and the arts.

## **AIRPORT**

### **Denver International Airport**

one of the busiest and largest airports in the United States, serving as a major hub for domestic and international flights. Known for its efficient transit connections, including the A-Line commuter train that links the airport to downtown Denver.

## **HEALTH CARE**

### **Rose Medical Center**

A nationally recognized, full-service hospital known for excellence in women's health, surgery, heart care, and cancer treatment. Offers advanced medical technologies and a highly rated maternity program, and accredited for quality and patient safety, consistently ranked among Denver's top hospitals.

### **Porter Adventist Hospital**

Renowned for its expertise in orthopedics, spine care, cardiology, and oncology. Houses a top-rated surgical center with minimally invasive and robotic-assisted procedures, and recognized regionally for compassionate care and clinical outcomes.

## DENVER CITY

**744,083**

People

**153.3**

Square Miles

**4,853.7**

People / Square Mile



## DENVER-AURORA-LAKEWOOD MSA

**19TH**

Largest MSA in U.S

**3,008,640**

People

**8,344.9**

Square Miles

**360.5**

People / Square Mile

## TOP PRIVATE EMPLOYERS IN DENVER

EMPLOYER	EMPLOYEES
CommonSpirit Health	Over 20,000
Lockheed Martin	14,000
HealthONE Corporation	11,050
Centura Health	8,310
Comcast Corporation	8,000
SCL Health Systems	8,270
CenturyLink	6,500
Kaiser Permanente	6,280
Western Union Co.	6,000
University of Colorado Health	5,860

Sources: US Census Bureau, US Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, City of Aurora, Aurora Chamber of Commerce, Visit Aurora, Denver Post, Westword, Denver.org, Metro Denver Economic Development Corp., Livability, Forbes, University of Colorado Anschutz Medical Campus, University of Colorado Denver, University of Denver.





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INVEST SMART, INVEST IN REAL ESTATE



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