

MODERN COMMERCIAL SPACES FOR SALE IN DENVER'S THRIVING HUB



PRIME RETAIL & MEDICAL OFFICE OPPORTUNITY!

NATURAL BALANCE - 2950-2954 HAVANA STREET, DENVER, CO 80238



FOR SALE ~~\$2,650,000~~ \$2,550,000

Suite 200, 5261 South Quebec Street
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

G. BASEL FLEISCHLI

Listing Agent
office: (970) 223-9586
bfleischli@transworldcre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

SECTION I - Property Summary

SECTION II - Photos

Property Photos	6
-----------------	---

SECTION III - Floorplan & Siteplan

Floorplan	12
-----------	----

Siteplan	13
----------	----

SECTION IV - Maps / Demographics

Location Maps	15
---------------	----

Demographics	16
--------------	----

Tenant/Buyer Disclosure	17
-------------------------	----

PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

G. BASEL FLEISCHLI

LISTING AGENT

O: (970) 223-9586

bfleischli@transworldcre.com

SECTION I

Property Summary



PROPERTY SUMMARY

Natural Balance
2950-2954 Havana Street | Denver, CO 80238

04



Property Summary

Asking Price:	\$2,550,000
Total SF:	4,882
Lot Size:	0.56 Acres
Lease Rate:	\$35/SF
Tenancy:	Multi
Parking Spaces:	18
Year Built:	2017
Zoning:	C-MU-20

Property Overview

For Sale at **\$2,550,000**, these commercial spaces located at 2950-2954 Havana Street, built in 2017, features a mix of retail and medical office space, providing great opportunities for various business types. The modern medical office was designed to keep patients' comfort in mind and serves as a valuable asset for healthcare providers. The retail space offers high visibility in a modern contemporary building with ample patio space. The building has a functional layout that can accommodate different tenant needs, and parking availability for both customers and employees.

Location Overview

Located in the Denver Metro Area, the property benefits from significant traffic flow due to their proximity to major thoroughfares such as M.L.K. Jr Blvd. and Havana Street. Anchored by a major grocery retailer and the Eastbridge Town Center, the area has a diverse mix of residential and commercial developments, making the commercial spaces accessible to a broad customer base.

SECTION II

Photos



PROPERTY PHOTOS

Natural Balance
2950-2954 Havana Street | Denver, CO 80238

06



PROPERTY PHOTOS

Natural Balance
2950-2954 Havana Street | Denver, CO 80238

07



PROPERTY PHOTOS

Natural Balance
2950-2954 Havana Street | Denver, CO 80238

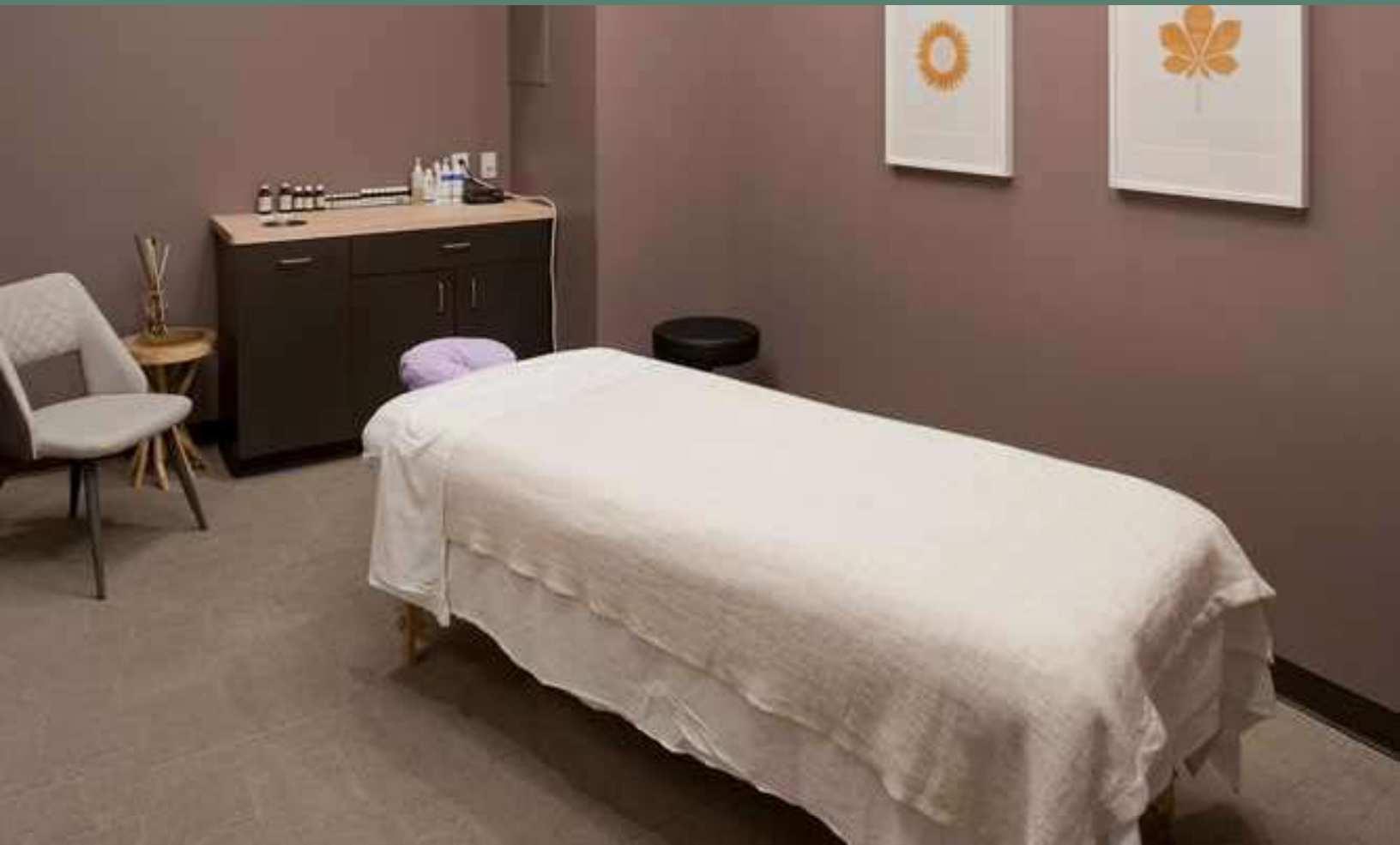
08



PROPERTY PHOTOS

Natural Balance
2950-2954 Havana Street | Denver, CO 80238

09



PROPERTY PHOTOS

Natural Balance
2950-2954 Havana Street | Denver, CO 80238

10



SECTION III

Floorplan & Siteplan

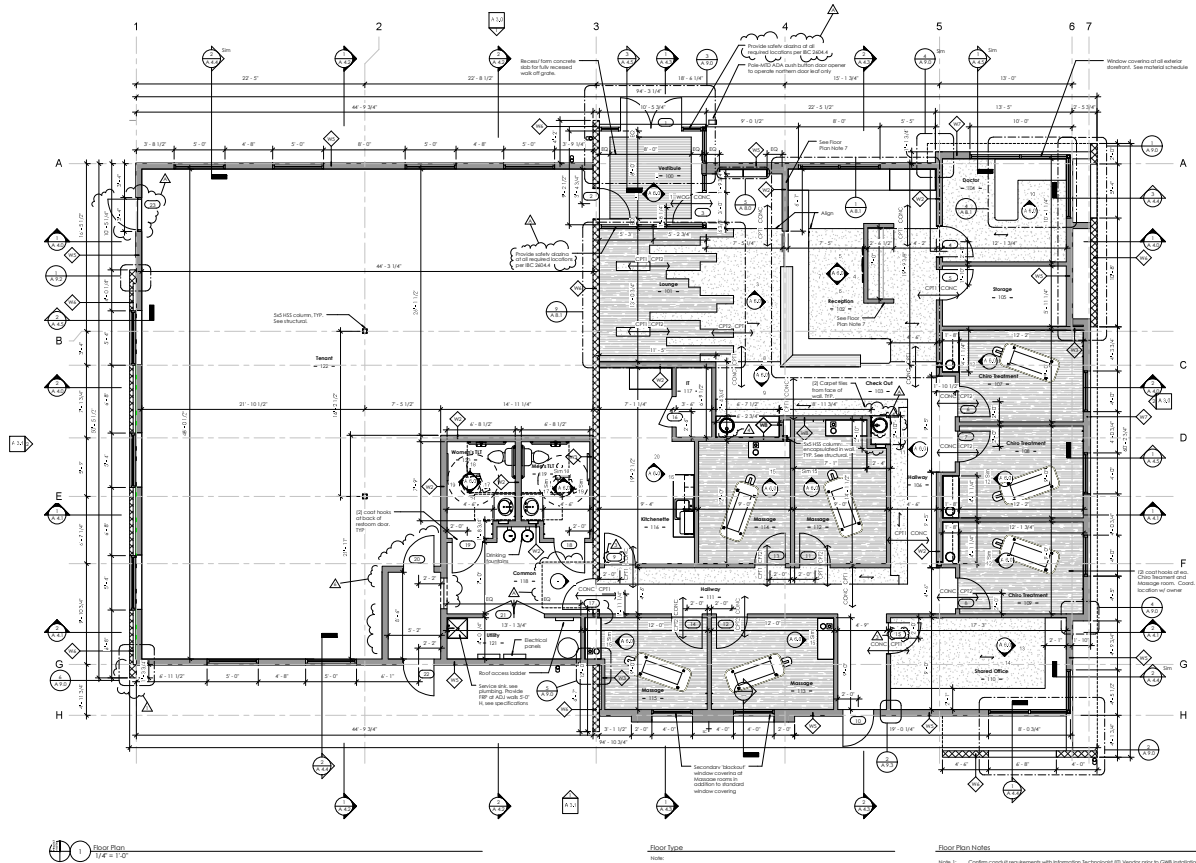


FLOORPLAN

Natural Balance

2950-2954 Havana Street | Denver, CO 80238

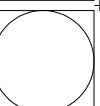
12



JOE
ARCHITECT

Natural Balance Integrative Health

2950-2954 Havana St.
Denver, CO 80238



Rev	Description	Date
1	10/10/2019	10/10/2019
2	10/10/2019	10/10/2019
3	10/10/2019	10/10/2019
4	10/10/2019	10/10/2019
5	10/10/2019	10/10/2019

DATE	10/10/2019
PROJECT NO.	190723
DRAWN BY	EM / AV
CHECKED BY	CONSTRUCTION

Floor Plan

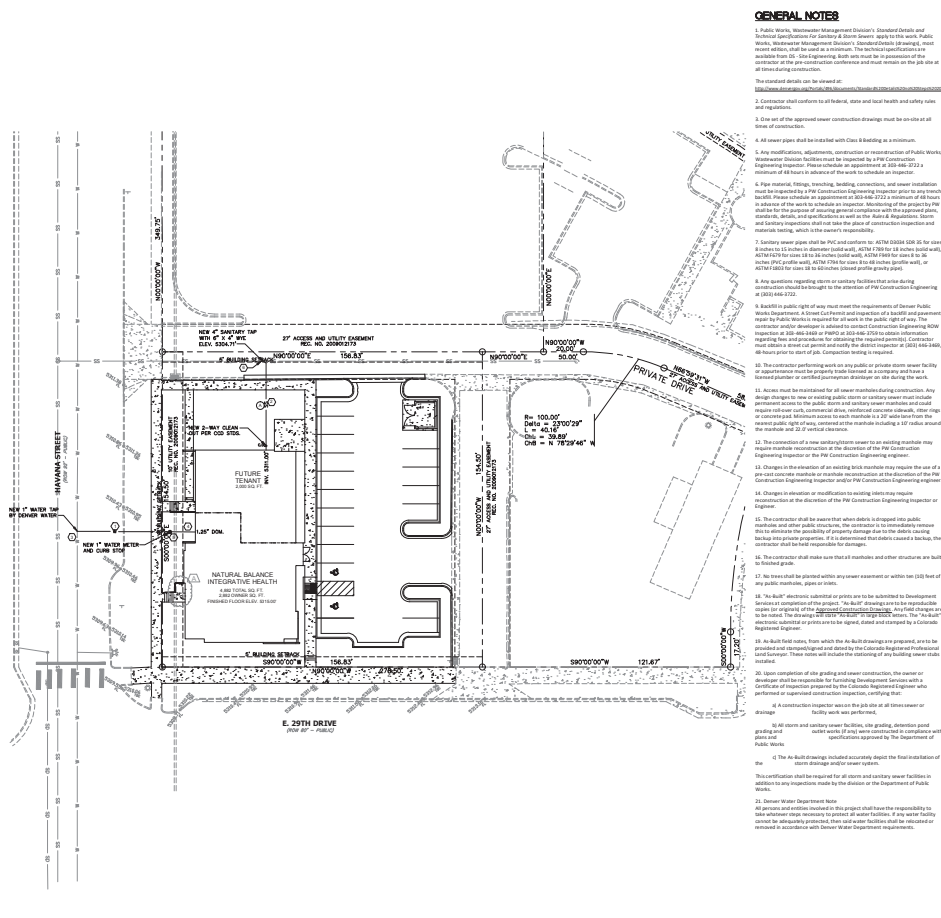
A 2.0

PHIL KUBAT
(720) 909-8557
phil@transworldcre.com

G. BASEL FLEISCHLI
(970) 223-9586
bfleischli@transworldcre.com

TRANSWORLD[®]
Commercial Real Estate

Natural Balance
2950-2954 Havana Street | Denver, CO 80238



1. Public Works, Wastewater Management Division's Standard Details and Technical Specifications for Sanitary and Storm Sewers apply to this work. Public Works, Wastewater Management Division's Standard Details (if any), most recent edition shall be used as a minimum. The technical specifications are available from DS - Site Engineering. Both sets must be in possession of the contractor at the pre-construction conference and must remain on the job site at all times during construction.

The standard details can be viewed at:
<http://www.dsengineering.org/Portals/0/Standard%20Details%20-%20Sanitary%20and%20Storm%20Sewers.pdf>

2. Contractor shall conform to all federal, state and local health and safety rules and regulations.

- ① 1" DOMESTIC WATER SERVICE. CONTRACTOR TO VERIFY REQUIREMENTS OF LOCAL CODES, UTILITY COMPANIES AND JURISDICTIONS OFFICIALS. PIPING SHALL BE 1" SCH 40 CORRUGATED POLYETHYLENE (PE) PIPE. INCLUDE IN BIDDING ALL VARIOUS PIPING STRUCTURES, ETC. THAT SHALL BE REQUIRED.
- ② 4" PVC SANITARY SEWER SERVICE LINE. PIPE MATERIALS, JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY OF DENVER REQUIREMENTS. SEE PLAN FOR LENGTHS AND SLOPE. PROVIDE CLEANOUTS AS INDICATED BY C.O. AND IN ACCORDANCE WITH CITY AND COUNTY OF DENVER DESIGN OR IN SHEET C1.1.
- ③ DOMESTIC WATER SERVICE TO BE CONNECTED TO EXISTING 6" WATER MAIN USING TAPPING SADDLE AND COMPOSITION T-TEE. SEE DENVER WATER DETAIL SHEET OR IN SHEET C1.1.
- ④ INCREASE WATER LINE SIZES FROM 1" TO 1.25" FIVE-FOUR FIVE WATER MAIN.
- ⑤ 1.25" WATER MAIN IN ACCORDANCE WITH DENVER WATER DETAIL, SHEETS B3 AND B7 ON SHEET C1.1.
- ⑥ SANITARY SEWER SERVICE TO BE CONNECTED TO EXISTING 8" SANITARY SEWER MAIN USING TAPPING SADDLE TEE. SEE CITY AND COUNTY OF DENVER

(A) 43.4 LINEAR FEET OF 4" SCHEDULE 40 PVC PIPE AT 14.4% SLOPE

G. BASEL FLEISCHLI
(970) 223-9586
bflfleischli@transworldcre.com



SECTION IV

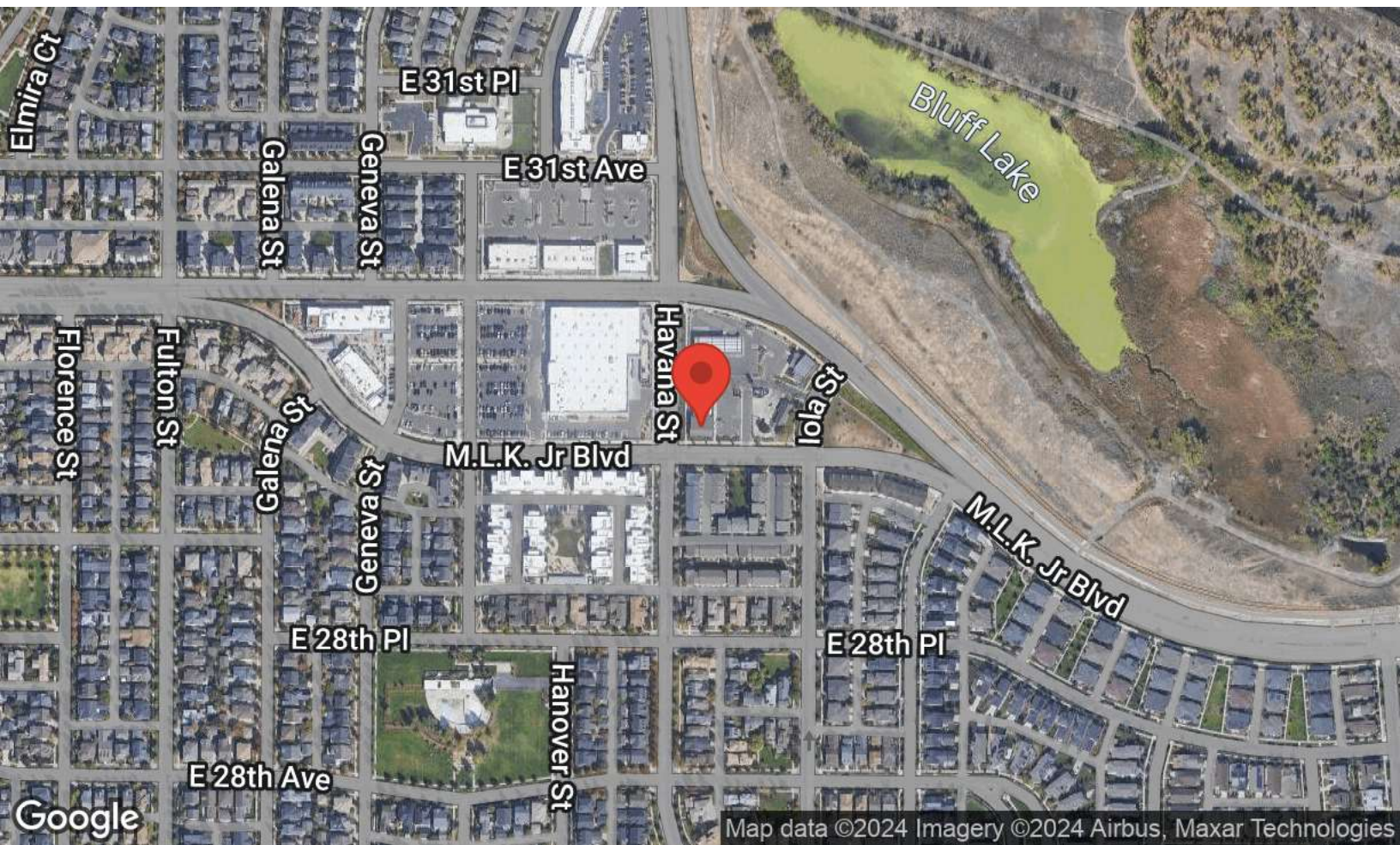
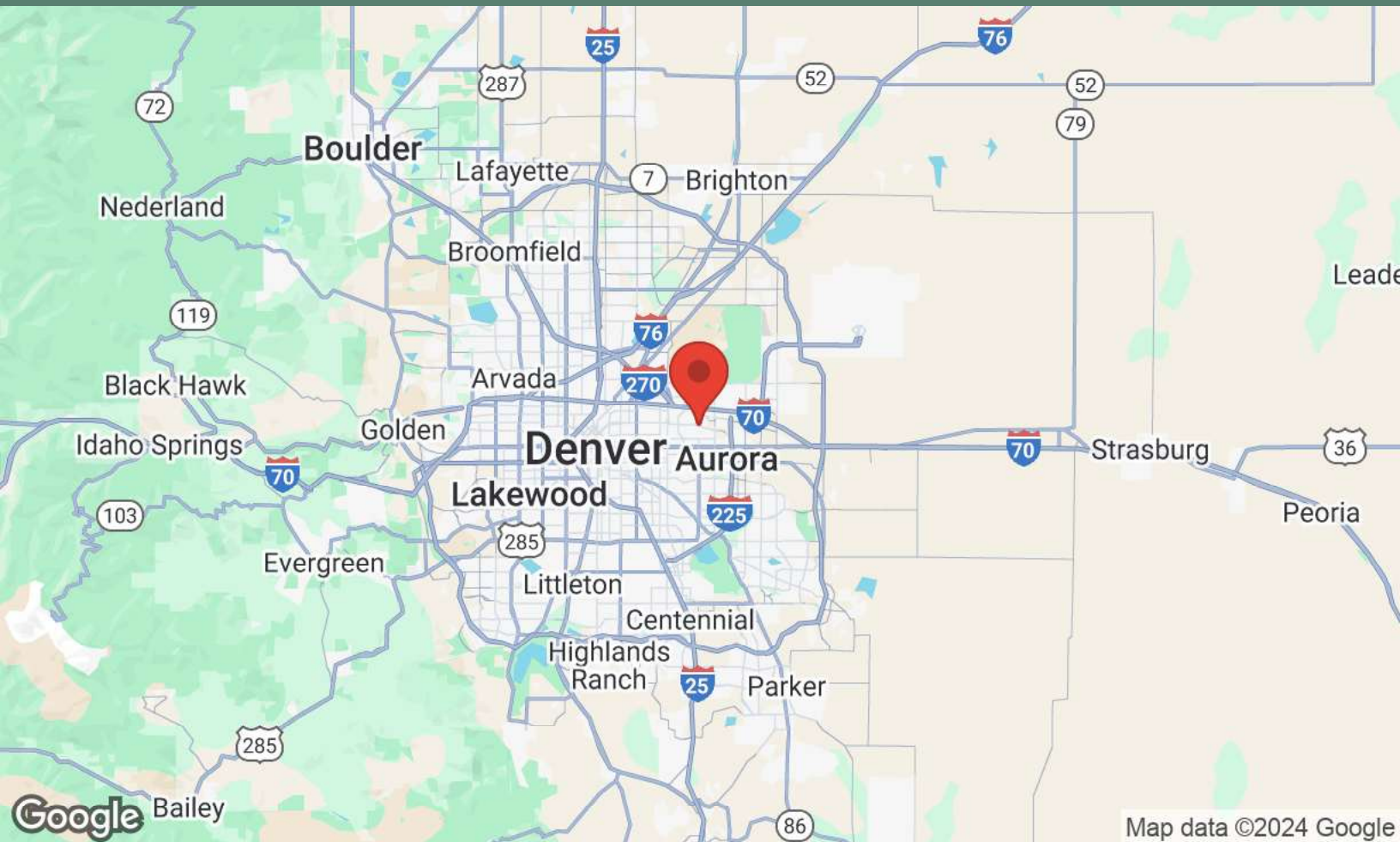
Maps / Demographics



LOCATION MAPS

Natural Balance
2950-2954 Havana Street | Denver, CO 80238

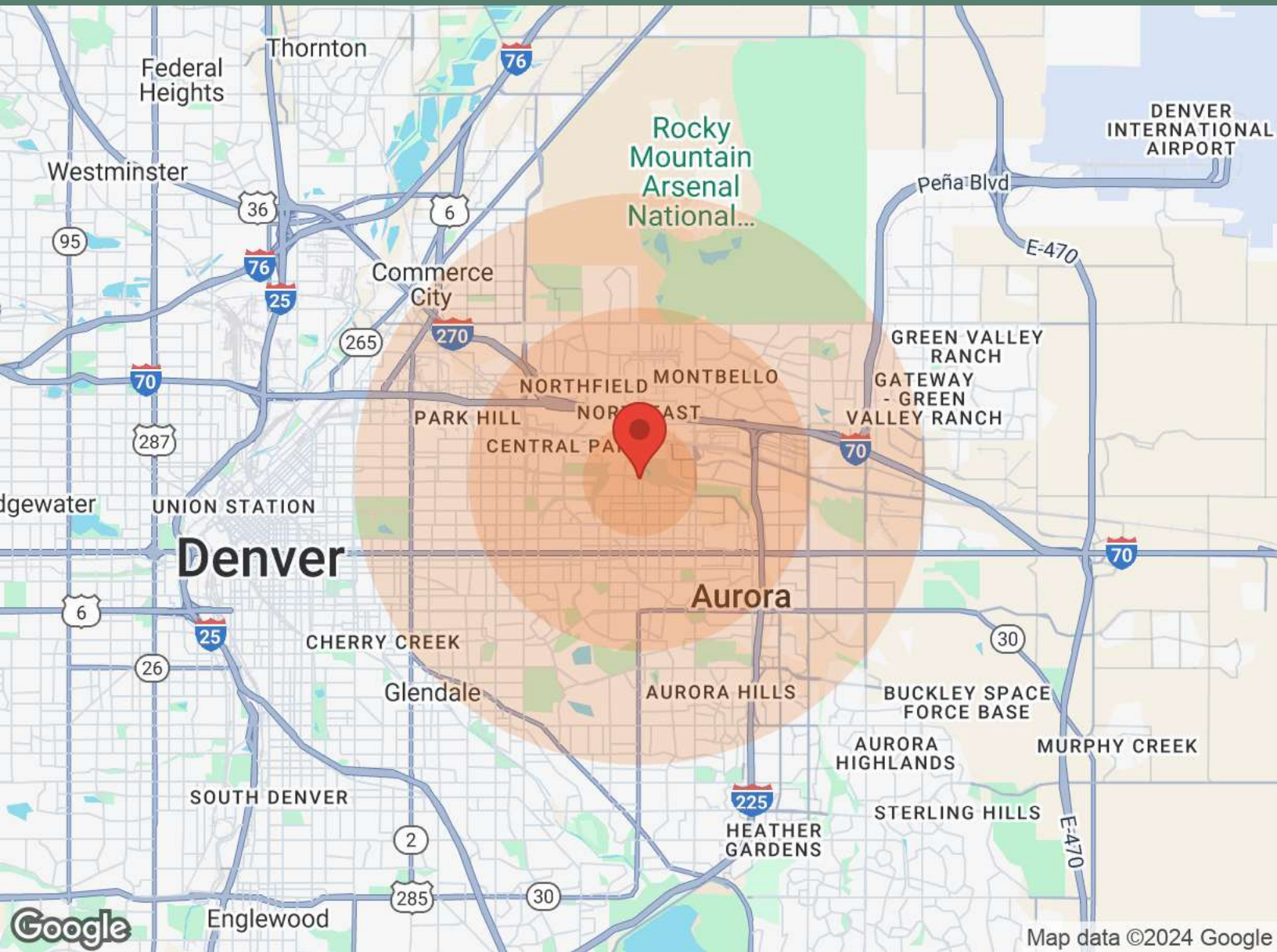
15



DEMOGRAPHICS

Natural Balance
2950-2954 Havana Street | Denver, CO 80238

16



Population	1 Mile	3 Miles	5 Miles
Male	4,081	70,103	163,293
Female	4,373	69,546	167,363
Total Population	8,454	139,649	330,656
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,490	36,253	79,095
Ages 15-24	1,266	19,866	43,084
Ages 25-54	3,535	56,166	133,838
Ages 55-64	697	13,253	34,301
Ages 65+	466	14,111	40,338
Race	1 Mile	3 Miles	5 Miles
White	4,056	74,223	190,986
Black	1,089	25,729	56,977
Am In/AK Nat	52	636	1,347
Hawaiian	13	108	259
Hispanic	5,890	66,633	135,101
Multi-Racial	6,354	71,098	147,708

Income	1 Mile	3 Miles	5 Miles
Median	\$41,209	\$37,326	\$41,547
< \$15,000	628	8,893	22,229
\$15,000-\$24,999	460	6,875	16,282
\$25,000-\$34,999	281	5,646	15,455
\$35,000-\$49,999	411	6,686	19,598
\$50,000-\$74,999	543	7,209	20,815
\$75,000-\$99,999	133	3,759	11,456
\$100,000-\$149,999	90	3,691	10,266
\$150,000-\$199,999	21	1,599	4,152
> \$200,000	N/A	1,612	4,906

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,875	50,333	137,966
Occupied	2,623	46,220	126,935
Owner Occupied	1,370	23,534	63,475
Renter Occupied	1,253	22,686	63,460
Vacant	252	4,113	11,031

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker