

854 BROADWAY & 853 LINCOLN

854 N Broadway
DENVER, CO 80203





INVESTMENT SUMMARY

SC & P LLC is pleased to offer for sale 854 Broadway & 853 Lincoln in the Golden Triangle in Denver, CO. The sale offers multiple entry and exits. The property is NNN-leased to Evo, an outstanding, well-capitalized tenant at below-market rates, and offers highly valued urban off-street parking. Enjoy steady cash flow through 2028 and possibly beyond or look to repurpose the building at substantially higher rates.

The adjacent properties are also for sale, allowing for an assemblage and future redevelopment as the corridor grows adding to your options.

The Golden Triangle is on the march. Get your ante in!!!

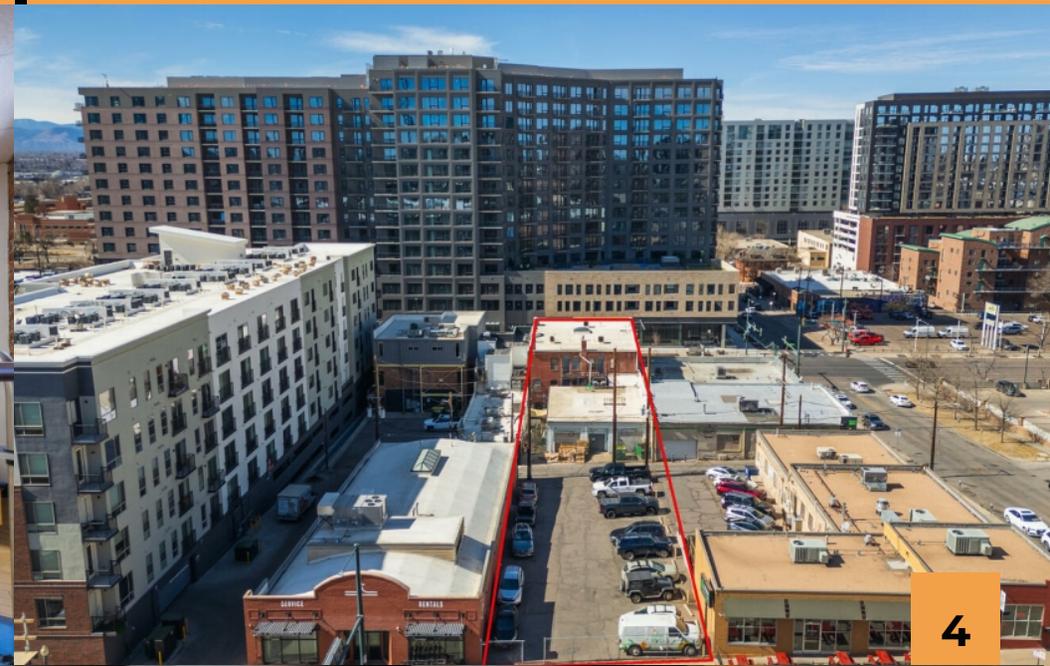
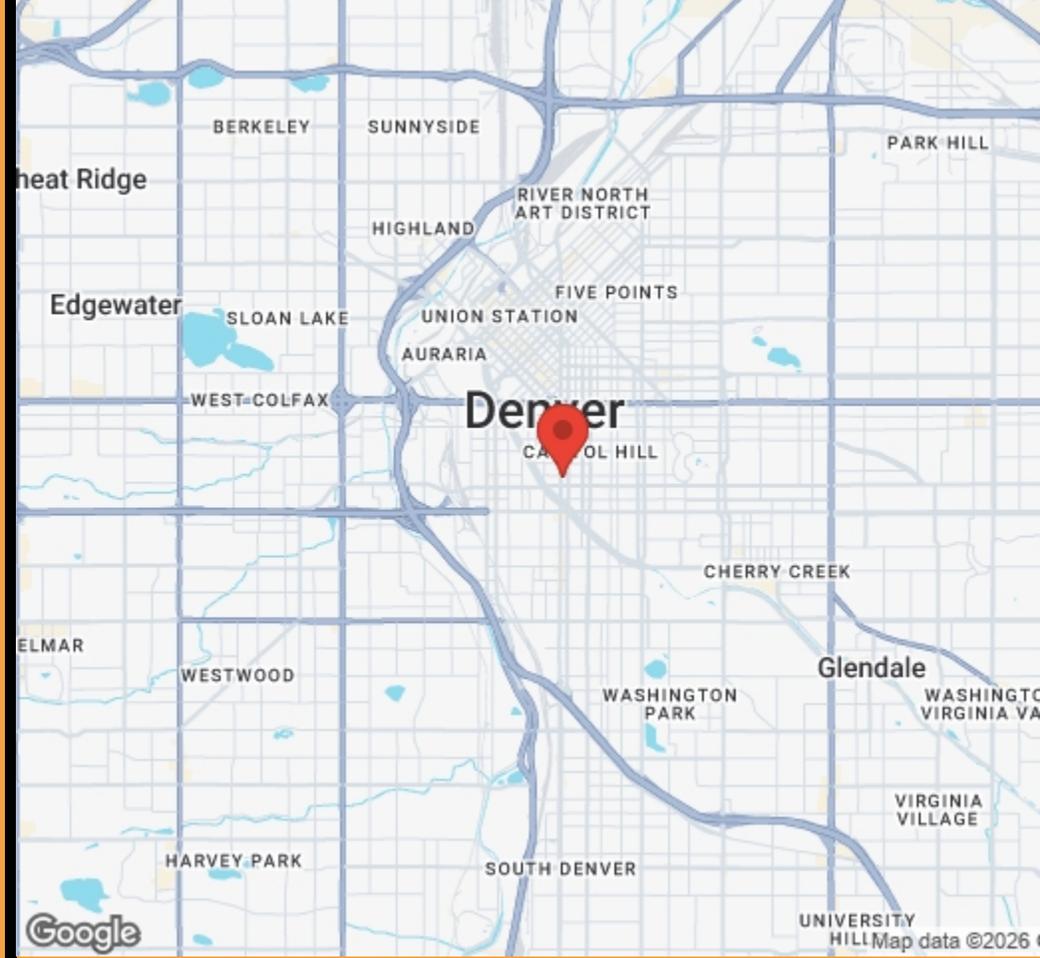
PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	16,743 SqFt
Year Built	1908,
Lot Size (acres)	0.21
Parcel ID	05038-26-002-000, 05038-26-033-000
Zoning Type	Commercial, Other
County	Denver
Frontage	50.00 Ft
Coordinates	39.730075,-104.987029



INVESTMENT HIGHLIGHTS

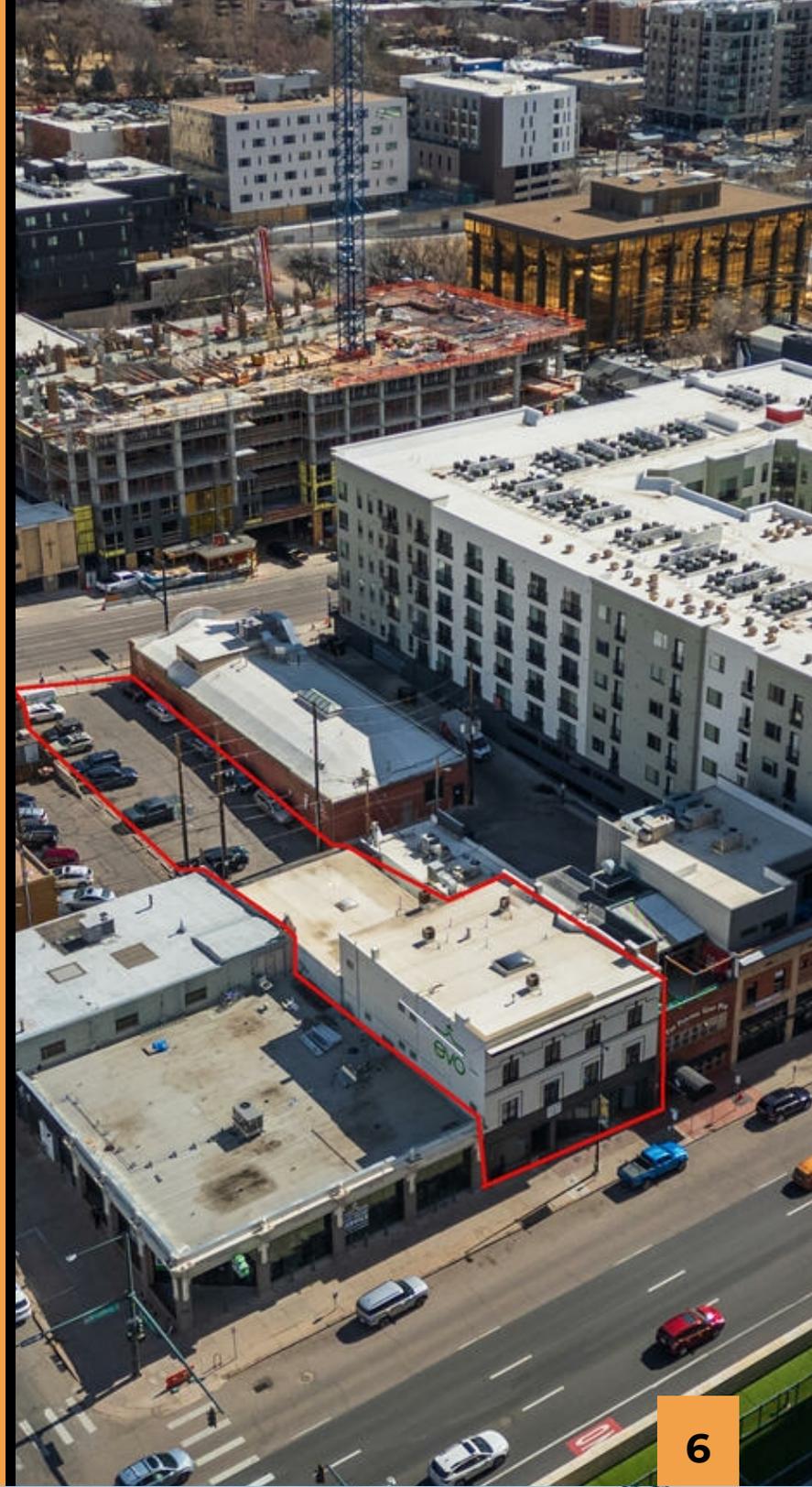
- NNN lease to national tenant with 2 years remaining and just over 4% annual rent escalations for peace of mind and ease of management.
- High-performing intersection with excellent visibility.
- Rare opportunity to assemble a strategic corner along the high profile Broadway Corridor.
- Stabilized, fully leased building to long time, deeply invested tenant.
- Below Market Rents offers downside protection and substantial upside.
- Long-tenured tenancy.





LOCATION HIGHLIGHTS

- Assemblage opportunity. Adjacent properties also leased to Evo also available for sale. Add substantial value in the assembly alone.
- Located on Broadway Denver, Co, a major thoroughfare and premier location in the submarket.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Excellent access, frontage and visibility.
- Stand Alone opportunity. Hold through lease term and redevelop with tenants at 2x current rent rates. Substantial rent upside with modest tenant improvements.
- Affluent and growing trade area.
- Dynamic trade area, with minimal competition, supported by strong tourism.





SKATE

ART & COMMUNITY

YEAR-ROUND SERVICE
bike ski snowboard

FIELD OFFICE

THE FAINTING GOAT PUB

OFFICE
302

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SC & P LLC and it should not be made available to any other person or entity without the written consent of SC & P LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SC & P LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SC & P LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SC & P LLC has not verified, and will not verify, any of the information contained herein, nor has SC & P LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE SC & P LLC ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



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