

1278

PENNSYLVANIA ST.
DENVER.CO 80203

RETAIL INVESTMENT OPPORTUNITY

CAPITOL HILL



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1278 PENNSYLVANIA ST.

- **PRICE: \$2,895,000**
- **NOI - 6/1/2025 - \$189,270**
- **CAP RATE: 6.54%**

Property Type:	Retail
Leased:	100%
Tenants	2
BLDG:	5,985 SF
Lot SF:	9,562 SF
Zoning:	G-MS-5
Year built:	1923
Taxes:	\$35,848.14



Executive Summary

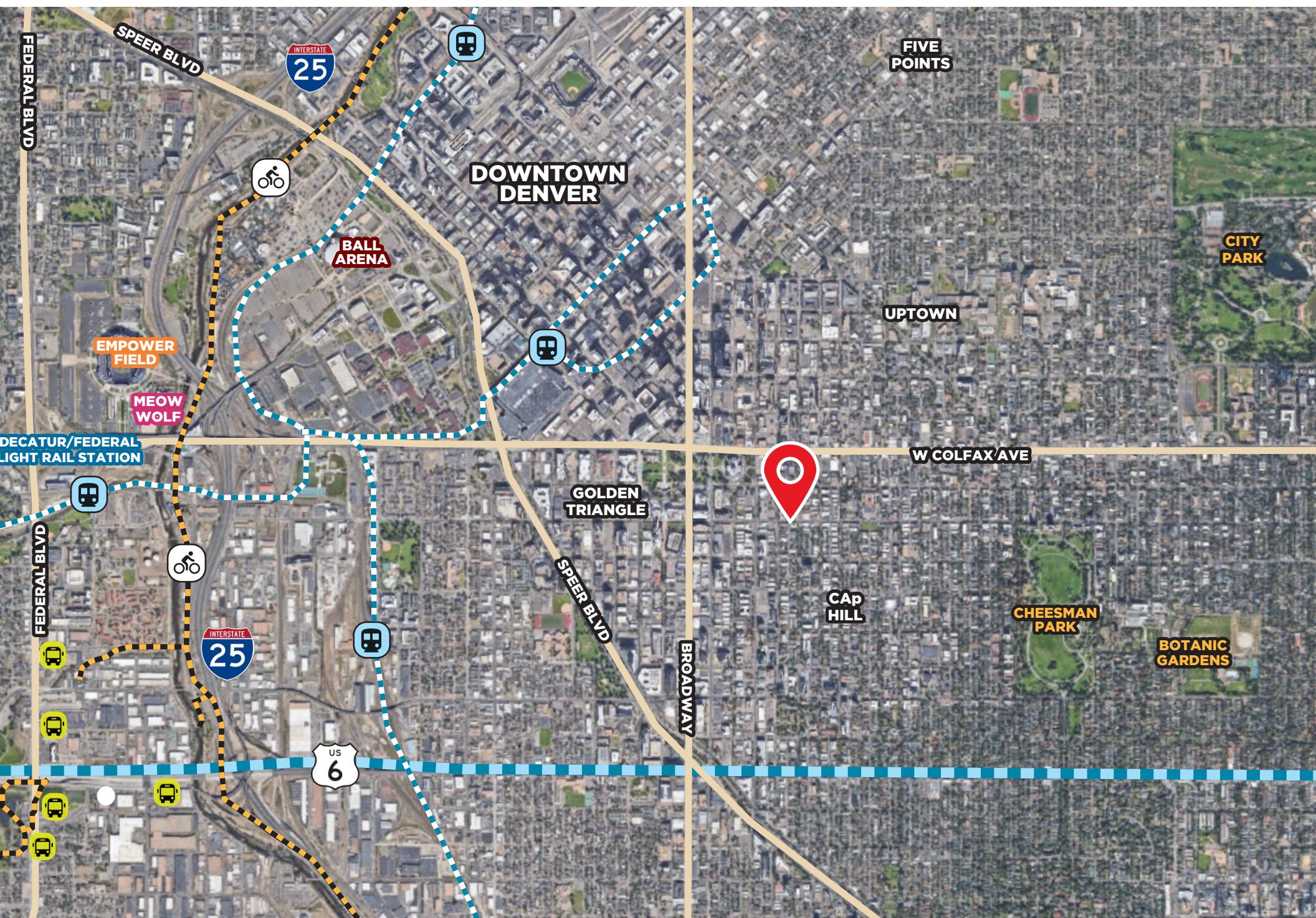
NAI Shames Makovsky is pleased to present 1278 N Pennsylvania Street, Denver, CO 80203 for sale. The property is 100% leased under a NNN basis with minimal landlord responsibilities. It is leased to two tenants: The Pub on Penn and King's Smoke & Vape. This is rare retail investment opportunity in the heart of one of Denver's most Vibrant neighborhoods, Capitol Hill. The property boasts fantastic visibility on the signalized, hard corner of 13th and Pennsylvania, an abundance of off-street parking, and great accessibility to major thoroughfares in Denver such as Broadway, Colfax, and Speer Blvd. This opportunity is a great option for investors in a 1031 exchange or those looking for a rare, stabilized, investment opportunity in Denver.

*Contact broker for rent roll and more information

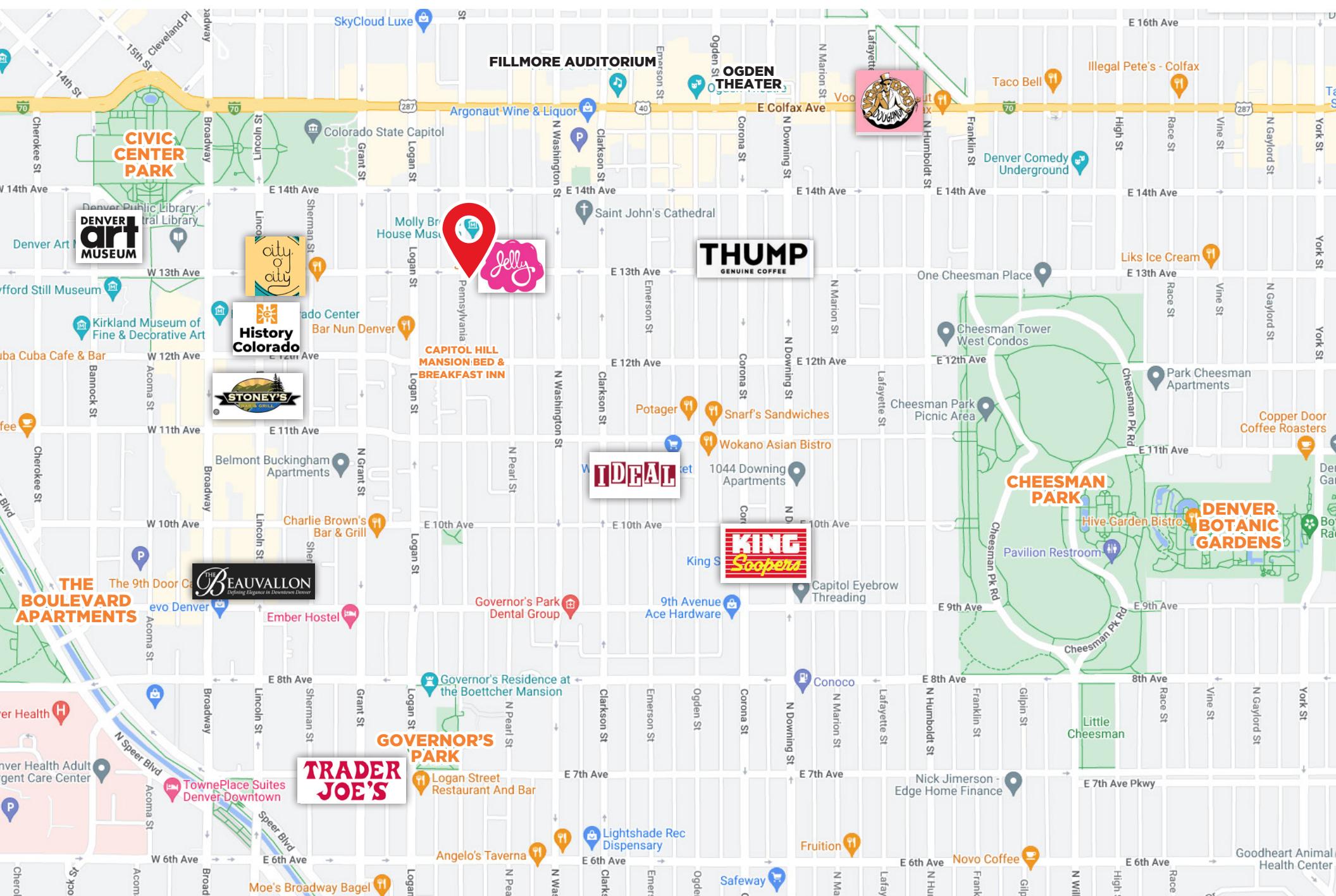


13TH AVE.

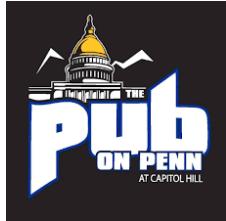
Area Map



Area Amenities



Tenant Overview



Pub on Penn

Pub on Penn overview: The Pub on Penn is a popular neighborhood bar located in the Capitol Hill area of Denver at 1278 Pennsylvania Street. It's known for its welcoming atmosphere, likened to the bar from "Cheers" where "everybody knows your name." The pub features a variety of amenities including multiple TVs for sports, two heated outdoor patios, three pool tables, shuffleboard, and beer pong.

[**\(Pub On Penn website\)**](#)



King's Smoke & Vape

King's Smoke & Vape is a well-regarded vape shop located in the Capitol Hill neighborhood of Denver at 550 East 13th Avenue. It offers a diverse range of products including e-juice, disposable vapes, glass accessories, and hookah items. Known for its extensive selection and knowledgeable staff, King's Smoke & Vape has been recognized as one of the best nicotine vape shops in the area with several locations.

[**\(King's Smoke & Vape website\)**](#)

Denver

Square Miles	4,532	Average Wage	\$79,322
Population 2021	3,244,165	Median Age	37.7
Population 2026	3,390,167	*Projected.	
Population 2031¹	3,577,472		
Labor Force	1,842,469		



With a competitive environment, sound transportation infrastructure, and low operational costs, Metro Denver is home to some of the country's most successful and diverse companies. The region is bolstered by a strong and diversified economy, a highly educated workforce, and entrepreneurial business environment.

Metro Denver ranked 7th among the nation's top job markets, according to findings from The Wall Street Journal and Moody's Analytics. Metro Denver's active, outdoor lifestyle, central location, and distribution hub for the West supports companies conducting business in the region.

Nine major industry clusters and two lifestyle verticals drive the regional economy in Metro Denver, representing a diverse combination of businesses, occupations and opportunities.

- Denver ranked as the Fifth Best City for Young Professionals, due to anticipated population growth and median household income higher than the national average
 - GoBankingRates (2022)
- Colorado ranked #4 on CNBC's Top States for Business (July 2022)
- #1 on Architectural Digest's list of the Top 50 Most Climate Resilient Cities due to factors including fewer threats of extreme weather damage and city-level initiatives to support clean energy (July 2023)
- No. 14 in AFAR's Top 20 Cities to Live In & Visit (June 2023)
- Time Magazine included Denver in their list of the World's 100 Greatest Places (July 2021)
- Ranked as the eighth "Most Sustainable" city nationwide, according to Rocket Homes (April 2022)
- Tenth-Best City to Live in by 2050 for Climate Change Policygenius (December 2022)
- No. 6 in 2022's Best Large Cities to Start a Business
 - WalletHub (April 2022)
- No. 10 in the top 25 tech hubs in the nation
 - Bestcolleges.com (September 2022)

Area Demographics

	1 MI	3 MI	5 MI
2024 Population	54,542	242,951	510,418
2029 Population Projection	55,726	247,797	517,055
Avg. Household Income	\$102,021	\$117,777	\$113,079
Total Consumer Spending	\$982.4M	\$4.3B	\$8B
Daytime Employees	101,429	261,342	400,465





The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their 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. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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