

PLEASE DO NOT DISTURB TENANTS
Listing Broker must provide tour
Offered For Sale at: \$3,575,000

SOUTH BROADWAY RETAIL

38 - 42 South Broadway | Denver, CO 80209



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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

Address:	38 - 42 S Broadway, Denver, CO 80209
Sales Price:	\$3,575,000
Price PSF:	\$353
In Place Net Income:	\$250,000/yr
Cap Rate:	7%
Occupancy:	100%
Tenants:	Five (5) (La Forêt, La Loteria, Move Studios, Prism Salon, Ethereal FawnTattoo)
Parcel Number:	5104-09-006
Net Rentable:	10,112 SF
Building Area:	(County Record) 10,678 SF
Land Area:	0.14 Acres
Year Built:	1932
Zoning:	G-MS-5
1st Floor & Lower Level:	2 Restaurants
2nd Floor:	3 Retail Suites
Traffic Counts:	Broadway N of Alameda Ave 35,302 VPD
Parking:	10 Off-Street Parking (5 Tandem Spaces)

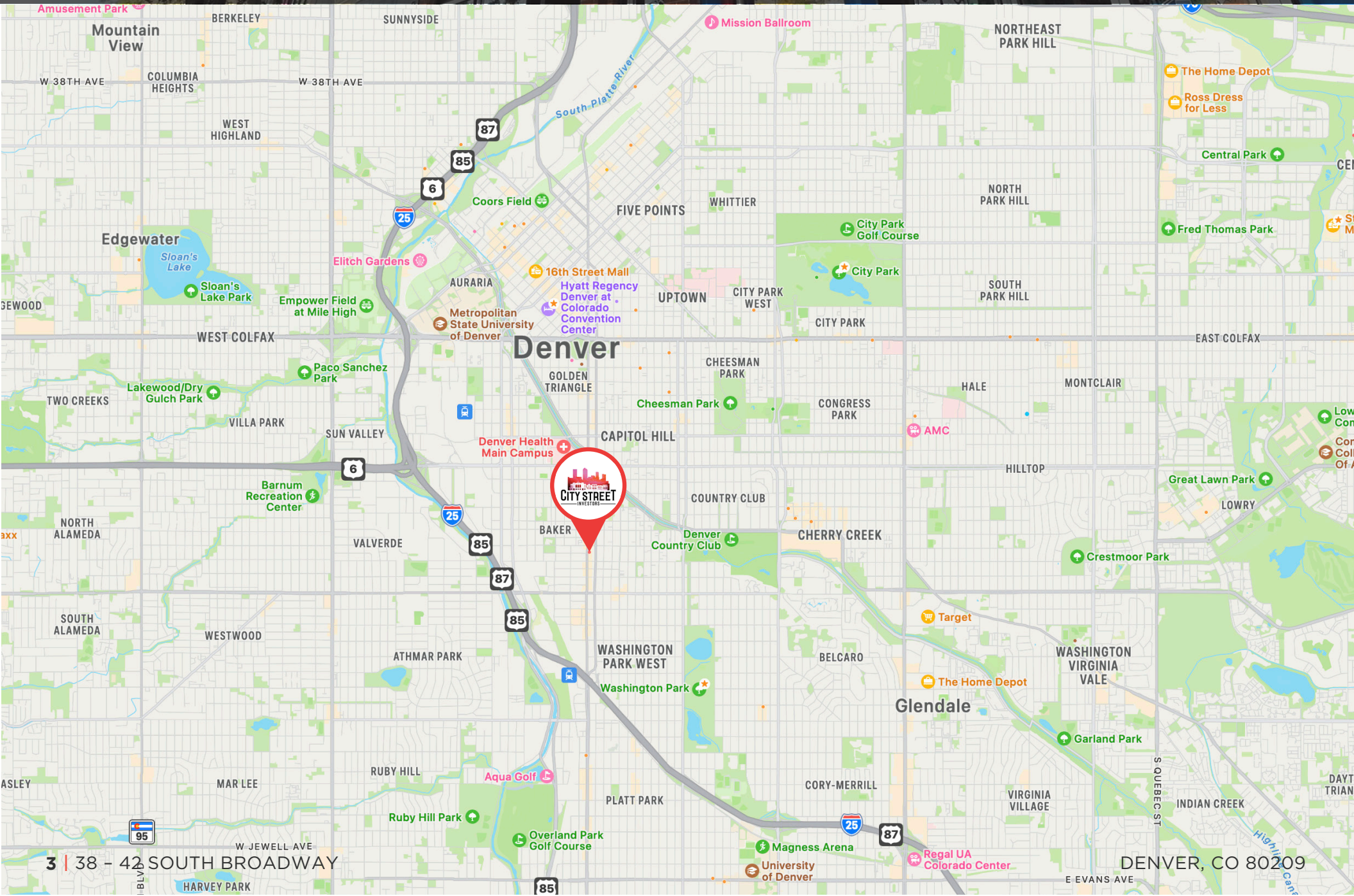


FEATURES:

- High profile South Broadway location
- Street and storefront signage
- Off-street tenant parking
- Historic building
- Denver's coolest neighborhood

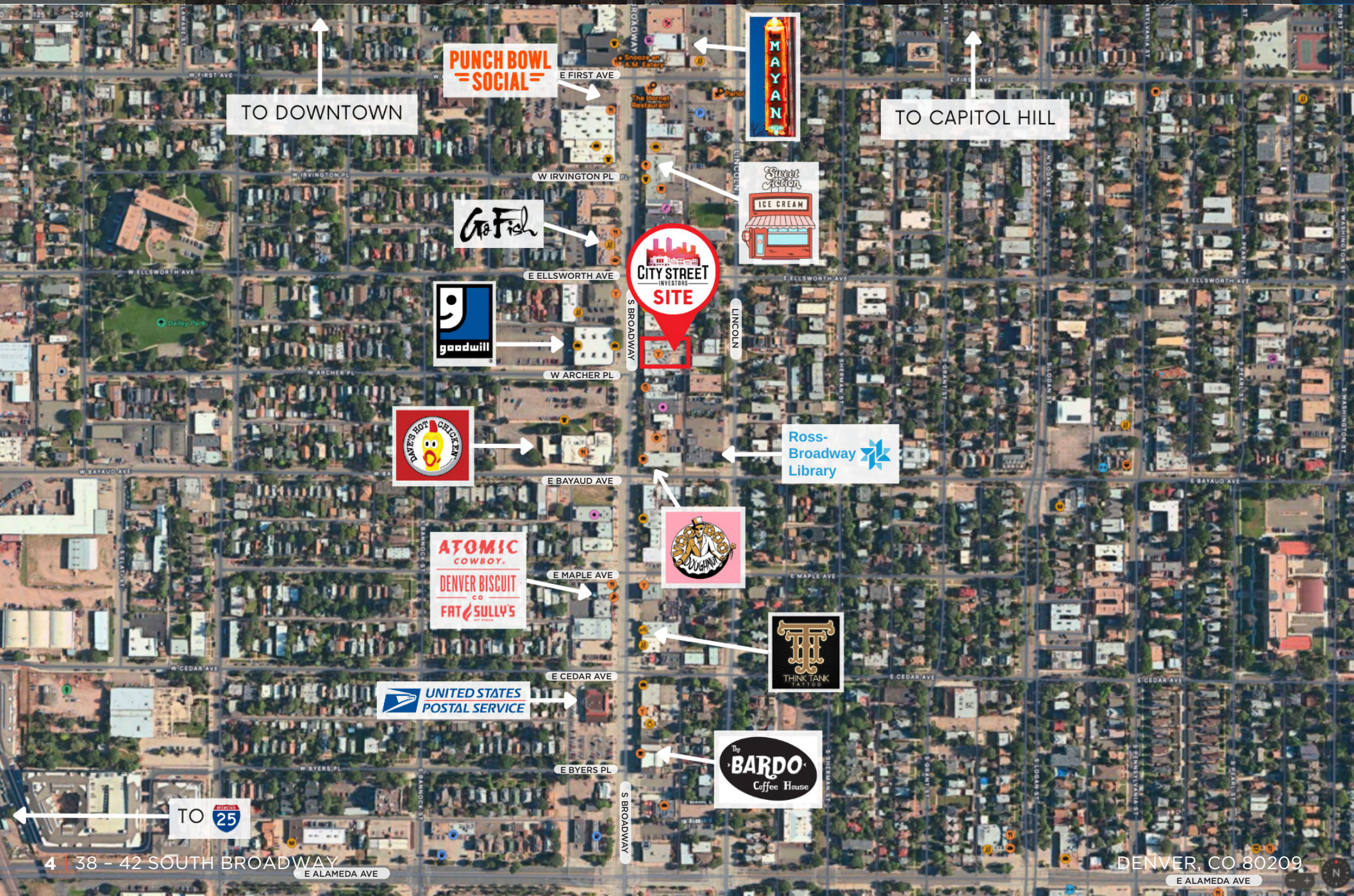


LOCATION MAP





LOCATION MAP



TO DOWNTOWN

TO CAPITOL HILL

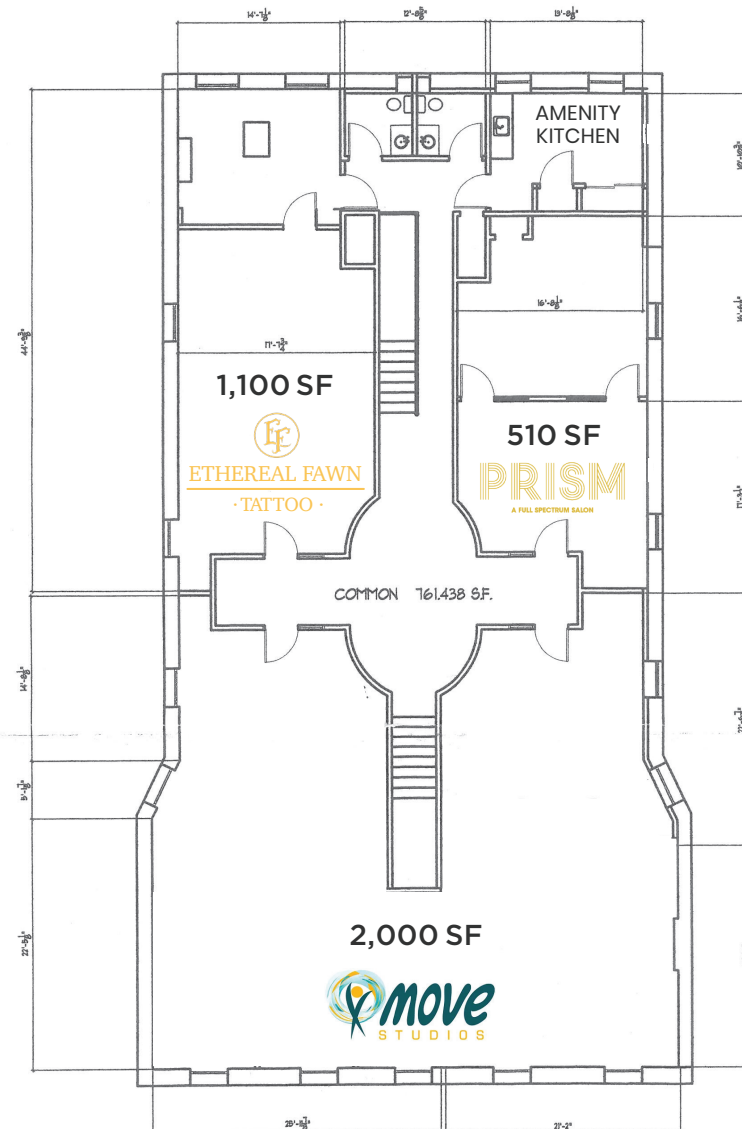
TO 

4 | 38 - 42 SOUTH BROADWAY
E ALAMEDA AVE

DENVER, CO 80209
E ALAMEDA AVE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TENANT PHOTOS



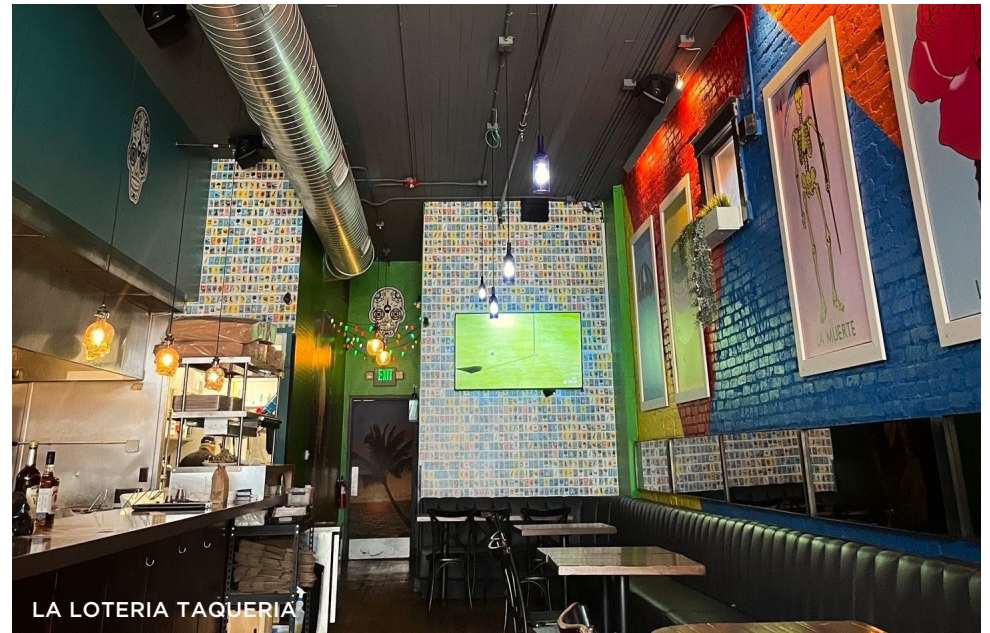
PRISM | A FULL SPECTRUM SALON



MOVE STUDIOS



LA FORET



LA LOTERIA TAQUERIA



POPULATION & INCOME REPORT

WALK, TRANSIT & BIKE SCORES

Walk Score	96 'Walker's Paradise'
Bike Score	94 'Biker's Paradise'
Transit Score	55 'Good Transit'

DEMOGRAPHICS

POPULATION 2024	1 mi	33,633
	2 mi	106,865
	3 mi	237,394
AVERAGE HOUSEHOLD INCOME	1 mi	\$109,909
	2 mi	\$111,256
	3 mi	\$114,692
DAYTIME EMPLOYEES	1 mi	30,834
	2 mi	140,413
	3 mi	259,677
DAYTIME BUSINESSES	1 mi	6,178
	2 mi	140,413
	3 mi	259,677
CONSUMER SPENDING	1 mi	\$638,984,844
	2 mi	\$1,888,920,194
	3 mi	\$3,992,835,179

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