



*Confidential Offering Memorandum*

**51 West 4th Avenue**

Denver, CO 80223



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## PROPERTY & LOCATION OVERVIEW

The property at 51 West 4th Avenue presents a compelling opportunity for office building owner/users or investors. Boasting an impressive 8,863 square feet of space, this historic building, originally constructed in 1901, underwent a comprehensive renovation in 2014, blending timeless architectural charm with modern functionality. Zoned C-MX-8, the property offers flexibility for a range of office and commercial uses. Its prime location in the vibrant Baker Neighborhood in the Denver area ensures excellent visibility and accessibility.

Baker Historic Neighborhood encompasses the area bounded by 6th Avenue, Lincoln Street, Mississippi Avenue, and the South Platte River.

The Baker Historic Neighborhood is a diverse, dynamic neighborhood located in the urban core of Denver, Colorado. First plotted and developed in the 1870s, Baker has played a central role in the history of Denver.

Today Baker enjoys a number of qualities and characteristics that make it a vibrant urban neighborhood including a diverse urban population, preserved historic homes, proximity to Broadway's Main Street development which promises diverse shopping, casual and fine dining, and an array of entertainment, as well as access to mass transit.

## OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	0.23 Acres
Building Size:	8,863 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	22,533	129,634	265,159
Total Population	36,533	250,201	561,823
Average HH Income	\$119,562	\$131,058	\$125,580

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## 51 WEST 4TH AVENUE

Denver, CO 80223

### PROPERTY DESCRIPTION

Building Type:	Office
Building Size:	8,863 SF
Lot Size:	0.23 Acres
Year of Construction:	1901
Year Renovated:	2014
Type of Construction:	Brick
Parking:	11 - Covered/Deeded
Zoning:	C-MX-8

### PROPERTY HIGHLIGHTS

- Prime location in Denver's historic Baker Neighborhood
- 11 covered and deeded parking spaces at adjacent Watermark luxury residents
- Within walking distance to a variety of popular restaurants on South Broadway
- Blend of timeless charm and modern functionality with excellent visibility and accessibility
- Distinguished architectural features and contemporary appeal with rich heritage
- Constructed in 1901 and renovated in 2014
- Flexibility for a range of office uses
- Elevator access to basement, first floor and second floor

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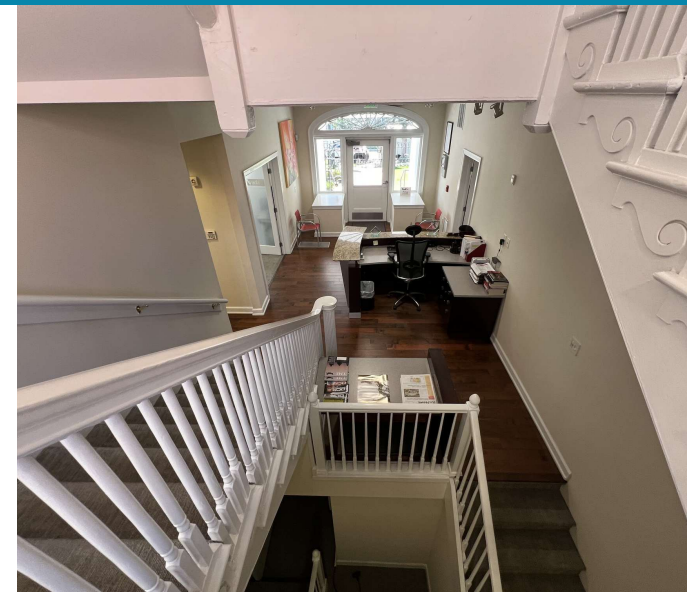
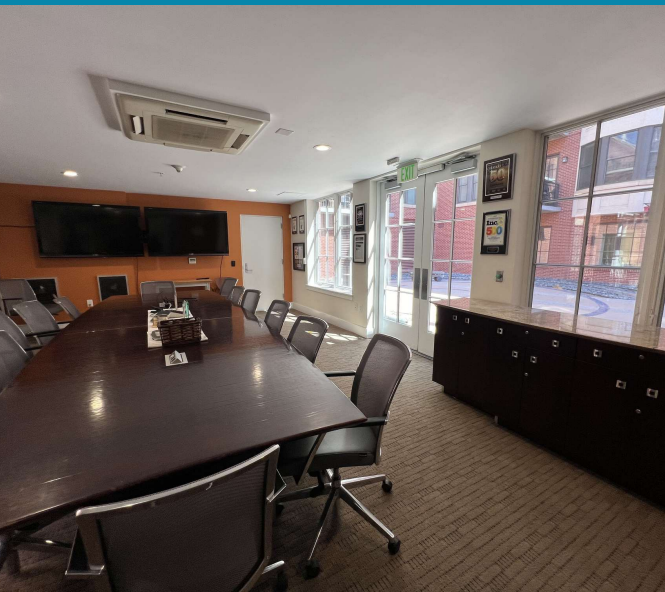
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# PHOTOS



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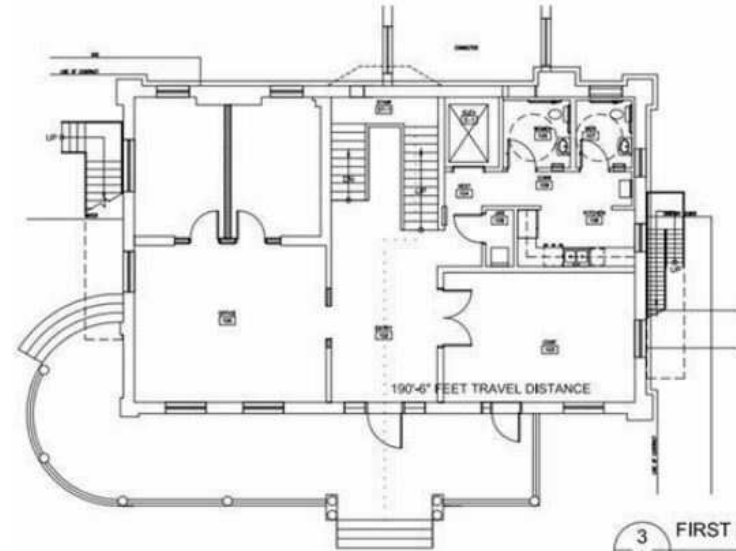
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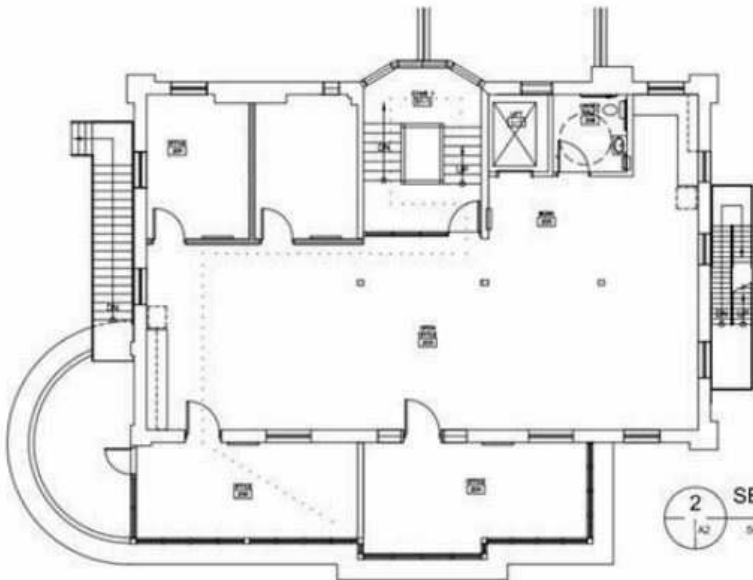
# BUILDING FLOORPLANS



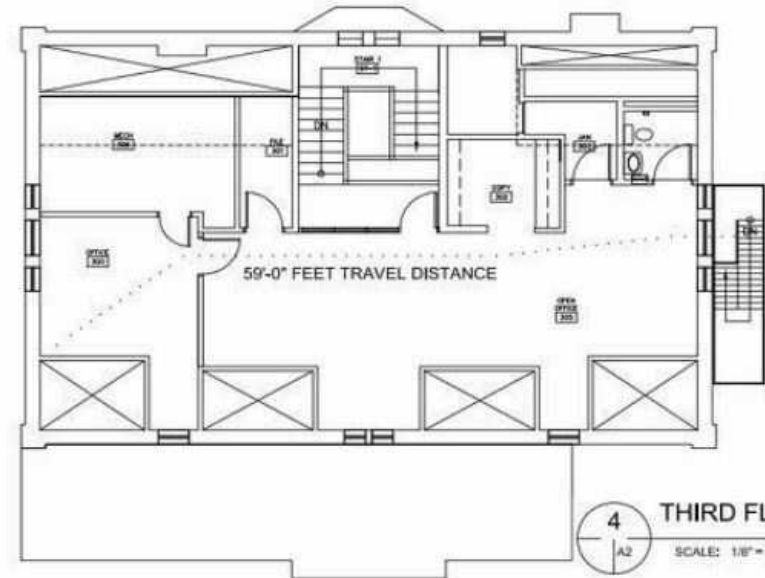
1 FLOOR 00 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



4 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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## DENVER, CO

### ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

### ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

Median household income in Denver, CO is \$85,853.

### POPULATION

**710,800**

0.566% 1-YEAR GROWTH

### MEDIAN AGE

**34.9**

### MEDIAN HH INCOME

**\$85,853**

9.82% 1-YEAR GROWTH

### NUMBER OF EMPLOYEES

**416,271**

1.43% 1-YEAR GROWTH

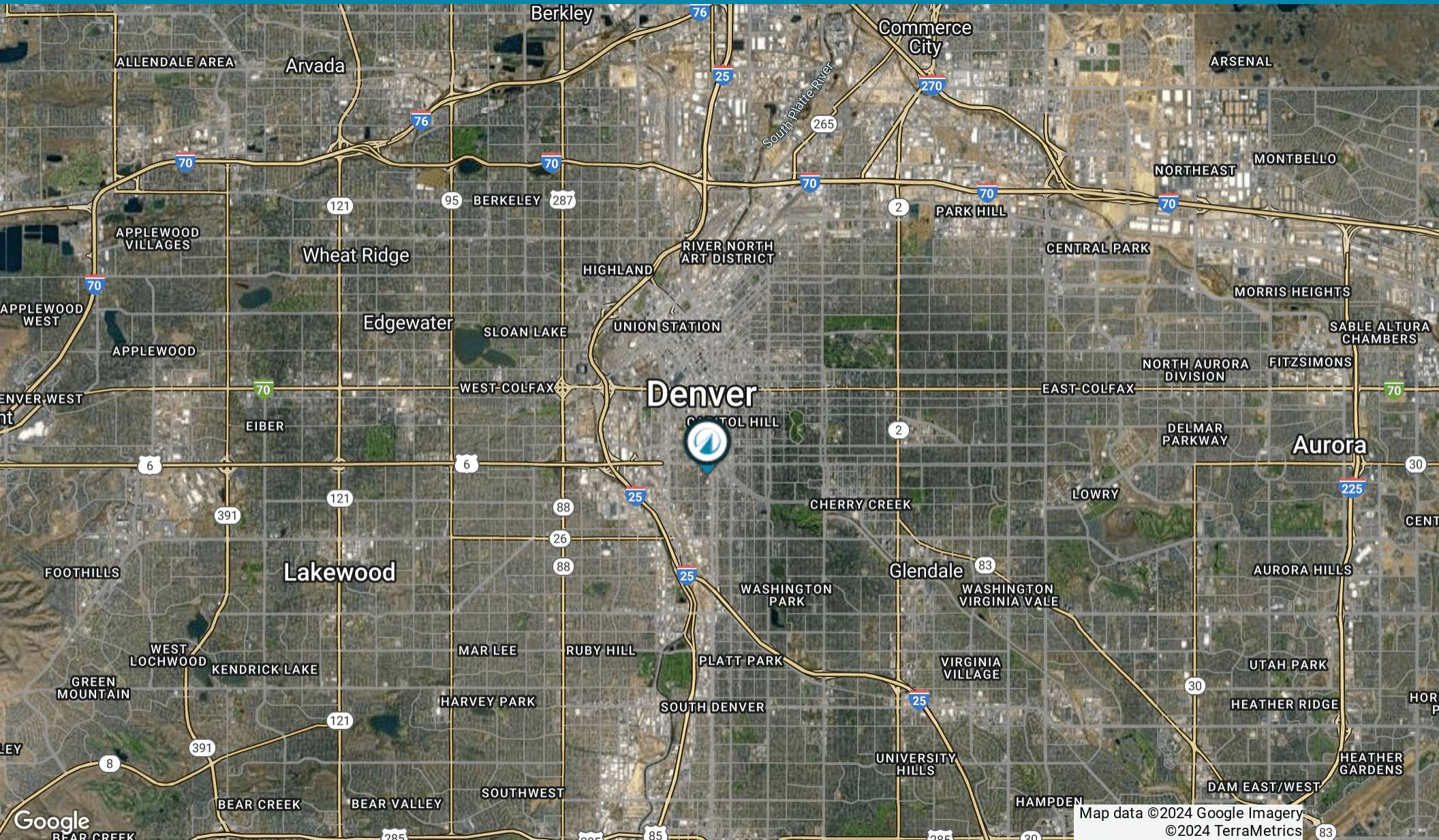
### MEDIAN PROPERTY VALUE

**\$540,400**

17.7% 1-YEAR GROWTH

Source: <https://www.datausa.io/>

# LOCATION OVERVIEW



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# RETAILER MAP



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# DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 51 West 4th Avenue located in Denver, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

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This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.