

Price: \$6,950,000 (\$386/SF)



2200-2220 California & 675 22nd Street,
Denver, CO 80105

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area.

Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release VanWest Real Estate Group, LLC and Resolute, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

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OFFERING SUMMARY



ADDRESS	2200-2220 California Street & 675 22 nd St, Denver, CO 80205
TYPE	Retail
NET RENTABLE AREA	18,005 SF
GROSS SF	18,588 SF
TENANTS	4 (100% occupancy)
PARCEL NUMBER	02342-28-045-000
LAND AREA	18,810 SF
YEAR BUILT	1915 Renovated 2017
ZONING	C-MX-12
SALE PRICE	\$6,950,000 (\$386.00/SF)



FINANCIAL OVERVIEW

SF			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total Base Rent			18,005 SF	\$537,887	\$546,217	\$560,095	\$485,132	\$497,511	\$510,214	\$523,250	\$536,628	\$550,358	\$564,448
Total Expense Reimbursement				\$179,073	\$182,655	\$186,308	\$268,332	\$273,699	\$279,173	\$284,756	\$290,451	\$296,260	\$302,186
Total Income				\$716,960	\$728,872	\$746,402	\$753,464	\$771,210	\$789,386	\$808,006	\$827,079	\$846,618	\$866,634
NNN Expenses	2.00%	Increase	\$13.77	\$14.04	\$14.32	\$14.61	\$14.90	\$15.20	\$15.50	\$15.81	\$16.13	\$16.45	
Property Expenses				(\$247,858)	(\$252,815)	(\$257,872)	(\$263,029)	(\$268,290)	(\$273,655)	(\$279,129)	(\$284,711)	(\$290,405)	(\$296,214)
Economic Vacancy Loss	3%		(\$21,509)	(\$21,866)	(\$22,392)	(\$22,604)	(\$23,136)	(\$23,682)	(\$24,240)	(\$24,812)	(\$25,399)	(\$25,999)	
Total Expenses and Vacancy Loss				(\$269,367)	(\$274,682)	(\$280,264)	(\$285,633)	(\$291,426)	(\$297,337)	(\$303,369)	(\$309,524)	(\$315,804)	(\$322,213)
Net Operating Income				\$447,593	\$454,190	\$466,138	\$467,831	\$479,784	\$492,049	\$504,637	\$517,556	\$530,814	\$544,421
CAP RATE				6.44%	6.54%	6.71%	6.73%	6.90%	7.08%	7.26%	7.45%	7.64%	7.83%
				2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Net Operating Income				\$447,593	\$454,190	\$466,138	\$467,831	\$479,784	\$492,049	\$504,637	\$517,556	\$530,814	\$544,421
Debt Service				(\$293,638)	(\$293,638)	(\$370,351)	(\$370,351)	(\$370,351)	(\$370,351)	(\$370,351)	(\$370,351)	(\$370,351)	(\$370,351)
Net Cash Flow after Debt				\$153,955	\$160,553	\$95,787	\$97,480	\$109,432	\$121,698	\$134,286	\$147,205	\$160,463	\$174,070
Cash on Cash Return				6.33%	6.60%	3.94%	4.01%	4.50%	5.00%	5.52%	6.05%	6.60%	7.16%
DSCR				1.52	1.55	1.26	1.26	1.30	1.33	1.36	1.40	1.43	1.47
Debt Assumptions													
Purchase Price	\$6,950,000	\$386/SF	Interest Rate	6.50%									
Equity	\$2,432,500	35%	Interest Only	2 Years									
Debt	\$4,517,500	65%	Term	25 Years									

(\$21,509)	(\$21,866)	(\$22,392)	(\$22,604)	(\$23,136)	(\$23,682)	(\$24,240)	(\$24,812)	(\$25,399)	(\$25,999)
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TENANT INFORMATION



PIG AND TIGER



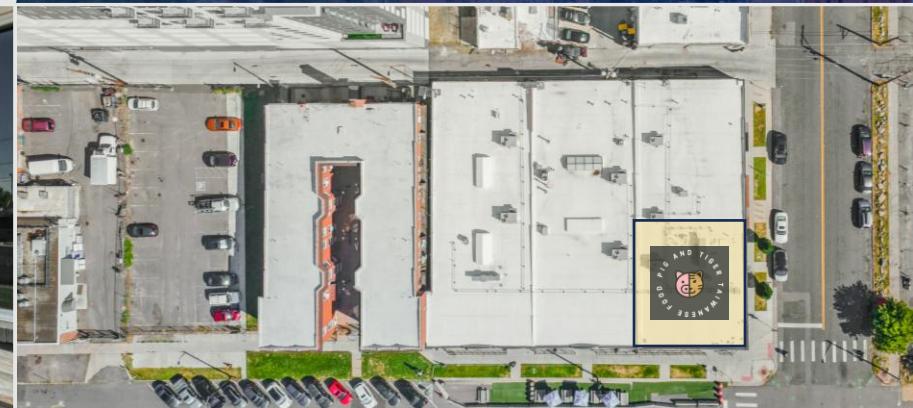
PIG AND TIGER

This will be their second location, their first being at Avanti Boulder, 1401 Pearl St, Boulder, CO 80302

Lease Terms:

- Premises: 3,036 RSF with additional patio space and common area bathrooms
 - New 10-year term, 9+ Years Remaining
 - Three (3) 5-Year Options to Renew
- ***Reach out to Broker for more details

Pig And Tiger opened this location in August 2025.



Pig and Tiger is the embodiment of its co-chefs/co-owners Darren Chang and Travis Masar. The name comes from their Chinese zodiac signs. Darren who was born in the year of the Pig and Travis in the year of the Tiger. The restaurant is a marriage of Chef Travis' and Chef Darren's experiences: Travis' passion for various Asian cuisines, Darren's food memories being raised by Taiwanese parents, and their twenty-five plus years of combined culinary experience.

Pig and Tiger showcases the cuisine of Taiwan through traditional classics, modern favorites, and new interpretations combining flavors and techniques, all while using local Colorado products.

TENANT INFORMATION

WOODS BOSS BREWING COMPANY



ABOUT WOODS BOSS BREWING COMPANY

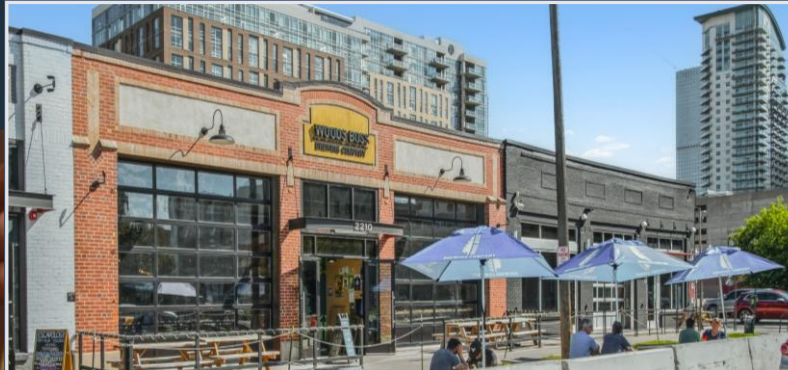
Woods Boss Brewing Company is an award-winning brewery located in the heart of Downtown Denver.

We were founded in 2017 by owners Chad Moore and Jordan Fink.

Woods Boss is about more than just good beer. We believe in growing and thriving with our community. We are happy to be part of Denver's Five Points neighborhood.

Join us in the taproom for a beer. Introduce yourself and get to know our crew!

Welcome to Woods Boss.



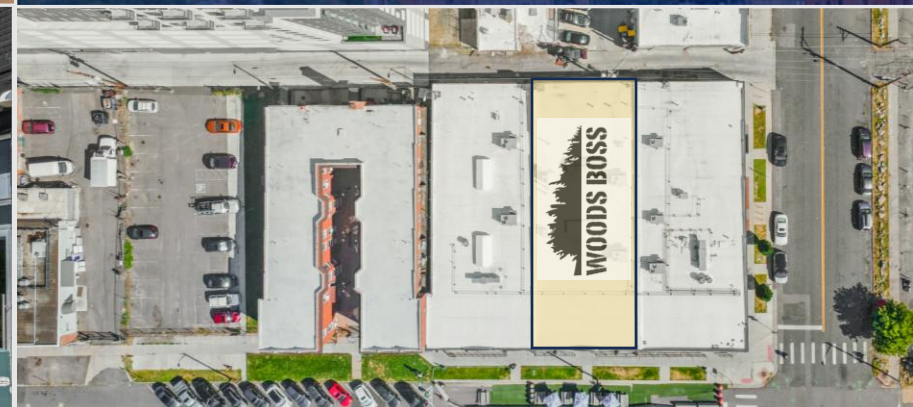
WOODSBOSS BREWING COMPANY

Tenant since July 2016

Lease Terms:

- Premises: 5,429 RSF with additional patio space and common area bathrooms
 - 2 years remaining on a 10-year term
 - Two 5-year Options to Renew
- *** Reach out to Broker for more details

Tenant has been open for business since 2017



TENANT INFORMATION



ESCAPE *from the* ORDINARY

We're Dedicated to Engaging Our Guests in Adventures of the Senses

Solutions Lounge and Restaurant featuring Escapology®, located at 2220 California St, Denver, CO 80205 in the heart of Downtown, is Denver's first and only live-action escape room venue with a full restaurant and bar.

Devoted to elevating our guests' dining and gaming experiences to new levels, our 6,100 square foot space boasts seven themed escape rooms and a 3,500 square foot dining area and bar with a Neo-Victorian steampunk design. Our escape rooms and restaurant are open five days a week, serving lunch and dinner. Our desire is to inspire and entertain every person who visits.

Whether you're looking for a fun happy hour, an enthralling puzzle-solving adventure or just some eclectic people watching, Solutions Lounge & Restaurant featuring Escapology® provides a space for fellow adventurers to come together and escape the ordinary.



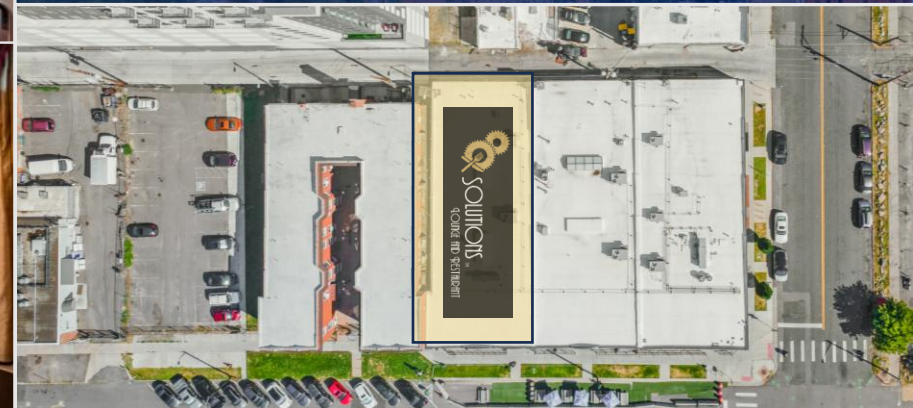
SOLUTIONS LOUNGE & RESTAURANT

Tenant since September 2016

Lease Terms:

- Premises: 6,098 RSF with additional patio space
 - New 10 Year Lease
 - Two 5-year Options to Renew
- ***Reach out to Broker for more details

Tenant has been open for business since 2017



TENANT INFORMATION



Affordable Tickets, Premium Amenities, and Hours of Fun

Visiting Denver's best comedy club is not just a great way to laugh the night away and enjoy the finest selection of comedy shows in Denver, it is also easy on your wallet or purse. Thanks to affordable ticket prices that keep a night out in Denver at around 40 dollars for you and that special someone, you can keep your focus on the hilarity happening on stage and not on what is happening with your bank account.

Outside of the most affordable comedy show tickets in Denver, our comedy club is also proud to offer free pizza for all of our guests at each show. When you pair these tasty slices with the fact that we do not force a two-drink minimum on our audience (something you will not find at other comedy clubs near Denver), one thing becomes crystal clear in a hurry: Denver Comedy Underground is not just the funniest comedy club in Denver, it is also the most affordable for those looking for a budget-conscious night out after a long week.



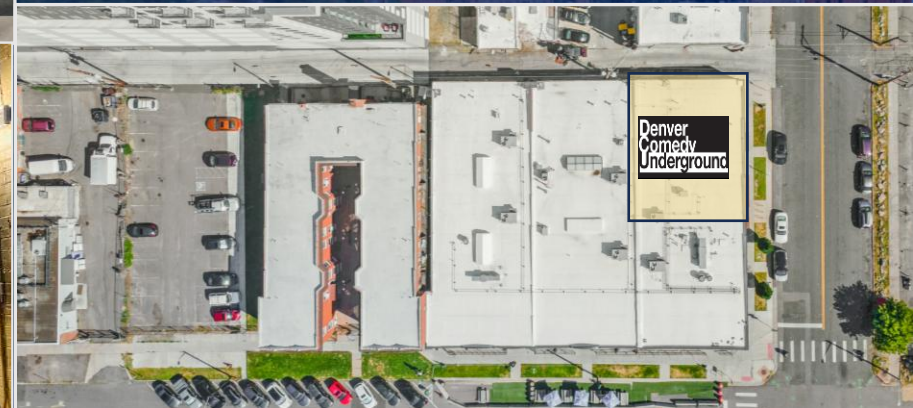
DENVER COMEDY UNDERGROUND

Tenant since September 2024

Lease Terms:

- Premises: 3442 RSF with common area bathrooms
- New 5-year term starting 4Q 2025
- One 5-year Option to Renew
- *** Reach out to Broker for more details

Tenant has been open for business since 2025





WOODS BOSS
BREWING COMPANY

2210

WOODS BOSS
BREWING





ESCAPOLOGY

DINE - DRINK

ESCAPE

2220

OPEN

ESCAPOLOGY
TRY OUR "ESCAPE"
ROOMS
FEATURING
BOMBING ROOMS
PAINTBALL
HUNTING
AND MORE!
CALL US TODAY
FOR MORE INFO

P T
I I
G G
& E
R





THE LODGE

STAND
UP
COMEDY

HR
2-PARKING
8AM-6PM
LOADING
ONLY
TAM-6PM

STOP
NO RIGHT TURN
ONE WAY
California
STOP



THE LODGE

LOADING
ONLY
7AM-6PM
SAT-SUN & HOL EXC

2 HR
PARKING
8AM-6PM
SUN & HOL EXC

WOODS BOSS
BREWING COMPANY
DENVER COLORADO

STAY
UP
COME



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RESOLUTE