



SANDBERG
MONETTE

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PINNACLE
REAL ESTATE ADVISORS

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472 N Broadway
Denver, CO 80203

EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 472 N Broadway in Denver, CO.

Pinnacle Real Estate Advisors is pleased to announced they have been retained as the exclusive marketing advisor for 472 N Broadway, Denver, CO. Located in the heart of Denver, the area surrounding the property is a vibrant hub of business and culture. Convenient access to major highways and public transportation, and located on the main artery into Denver's CBD, the area is an ideal destination for retail investors seeking a dynamic and well-connected location. The billboard produces income and will be available for new lease negotiations at the end of the current term.

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PROPERTY OVERVIEW



472 N BROADWAY

Denver, CO 80203

LIST PRICE: \$1,365,000

PROPERTY DESCRIPTION

Building Type:	Retail
Building Size:	1,378 SF
Lot Size:	0.22 Acres
YOC:	1988
Zoning:	B8
Parking:	20

PROPERTY HIGHLIGHTS

- Excellent Street Visibility
- Rare Drive-through
- Superior Traffic Counts
- Owner / User or Investment
- Income producing Billboard
- Densely populated near highways and public transport



PROPERTY OVERVIEW



RETAILER MAP



BROADWAY CORRIDOR - RECENT PROJECTS



AREA OVERVIEW

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/>



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 472 N Broadway 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.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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.



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