

RETAIL FOR SALE

IMPERIAL BUILDING| MULTI TENANT INVESTMENT - DISTILLERY/
RETAIL/ OFFICE

238 SOUTH BROADWAY, DENVER, CO 80223



TRANSWORLD®
Commercial Real Estate



\$2,400,000
FOR SALE ~~\$2,750,000~~

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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SECTION I

Property Summary



PROPERTY SUMMARY

Imperial Building| Multi Tenant Investment - Distillery/ Retail/ Office
238 South Broadway | Denver, CO 80223



Design Highlights

Price:	\$2,400,000 \$2,700,000
Lot Size:	5,946 SF
Parking Spaces:	6 Spaces
Zoning:	U-MS-3
Year Built:	1893
Current Tenants:	16
Vacant Distillery:	3,000 SF
Building SF:	12,988
Building Class:	C
Distillery PSF:	\$24 PSF NNN

Property Overview

This multi-tenant retail/ office property presents a rare opportunity to acquire a versatile asset in a prime Denver location, enhanced by a unique value-add component: a fully operational, ready-to-use distillery. Whether you seek a solid investment, rental income, or a combination of both, this property is an exceptional offering. The distillery includes all Furniture, Fixtures, and Equipment (FF&E), which are also available for sale. The sale of the FF&E is negotiable, offering added value and flexibility for prospective buyers.

Location Overview

South Broadway in Denver is a bustling commercial hub renowned for its vibrant mix of shops, restaurants, entertainment venues, and cultural attractions. The area attracts a diverse crowd of locals and visitors, offering businesses high foot traffic and excellent visibility. Its central location, near downtown Denver and major transportation routes, ensures easy access and consistent customer flow. With a dynamic atmosphere and strong community presence, South Broadway provides an ideal setting for retail ventures to thrive and grow.

SECTION II

Property Photos



PROPERTY PHOTOS

Imperial Building| Multi Tenant Investment - Distillery/ Retail/ Office
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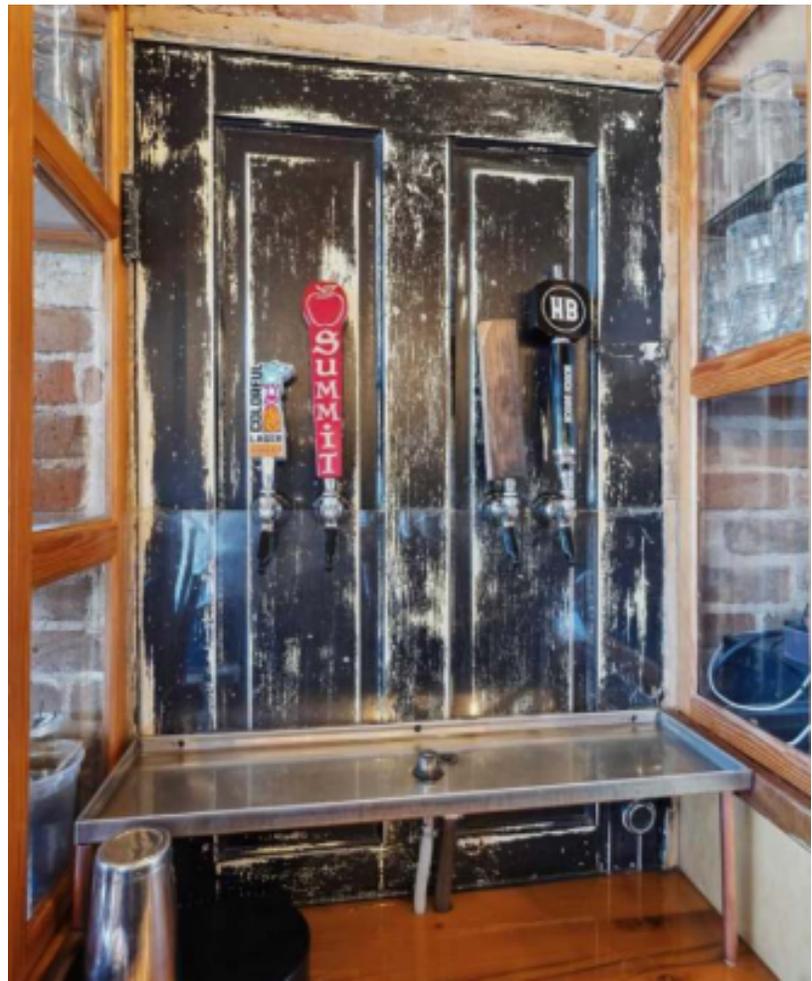
PROPERTY PHOTOS

Imperial Building| Multi Tenant Investment - Distillery/ Retail/ Office
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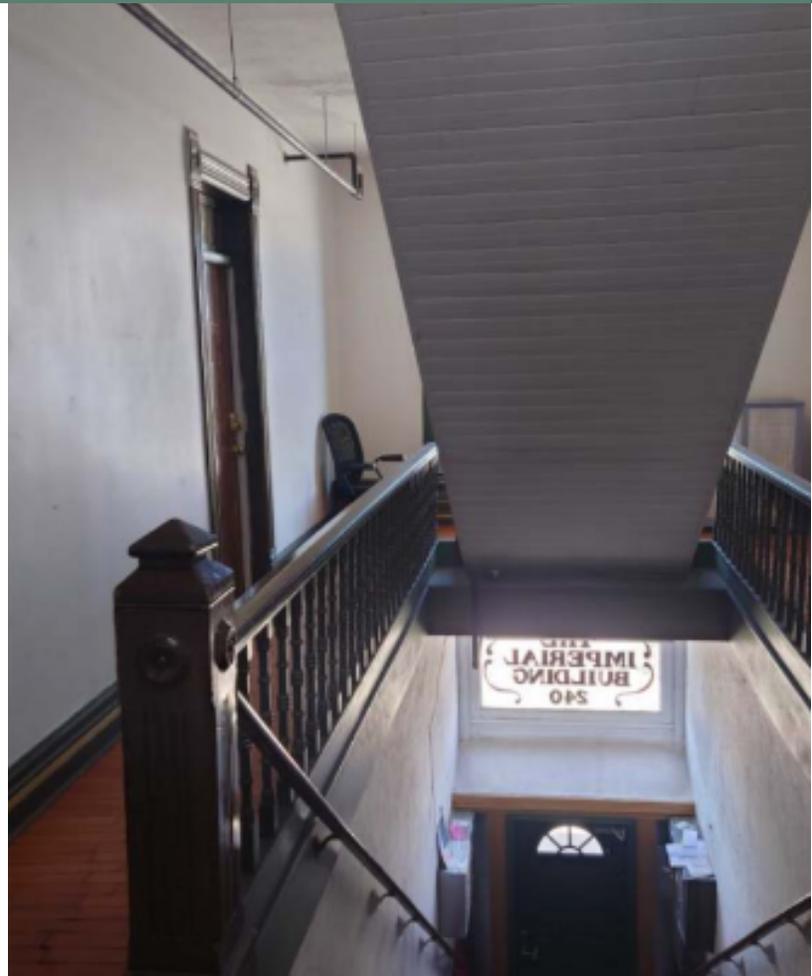
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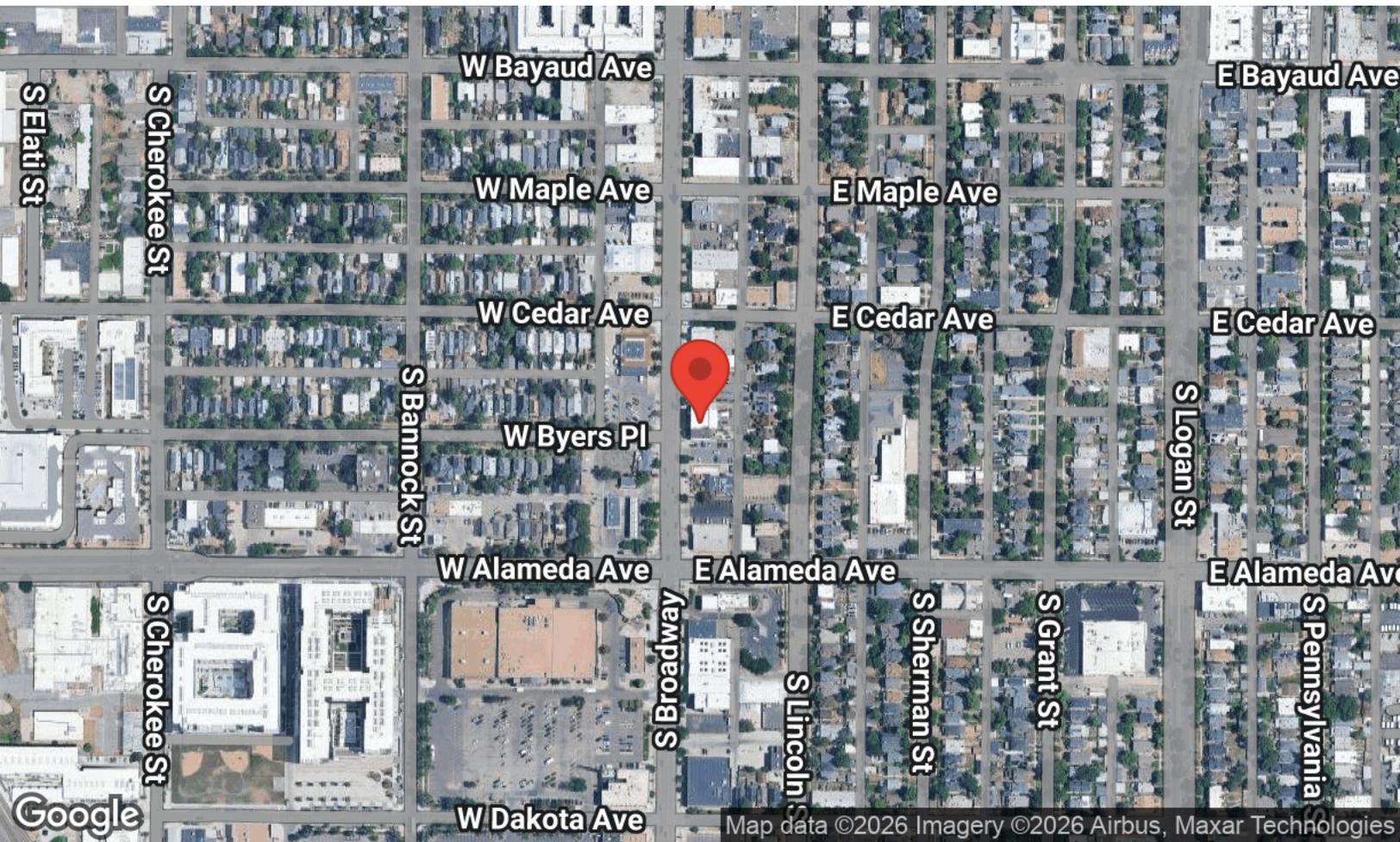
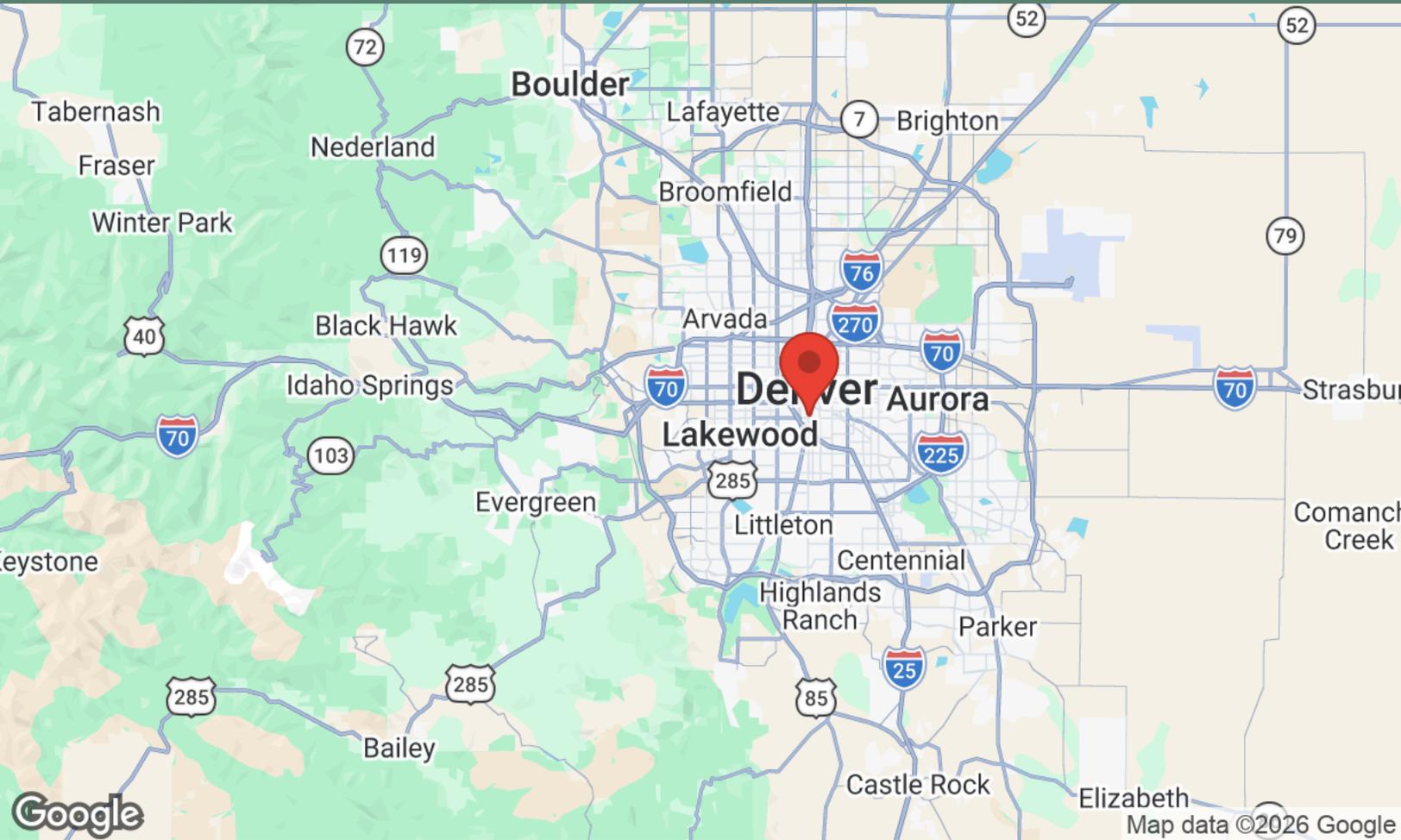
SECTION III

Maps/ Demographics



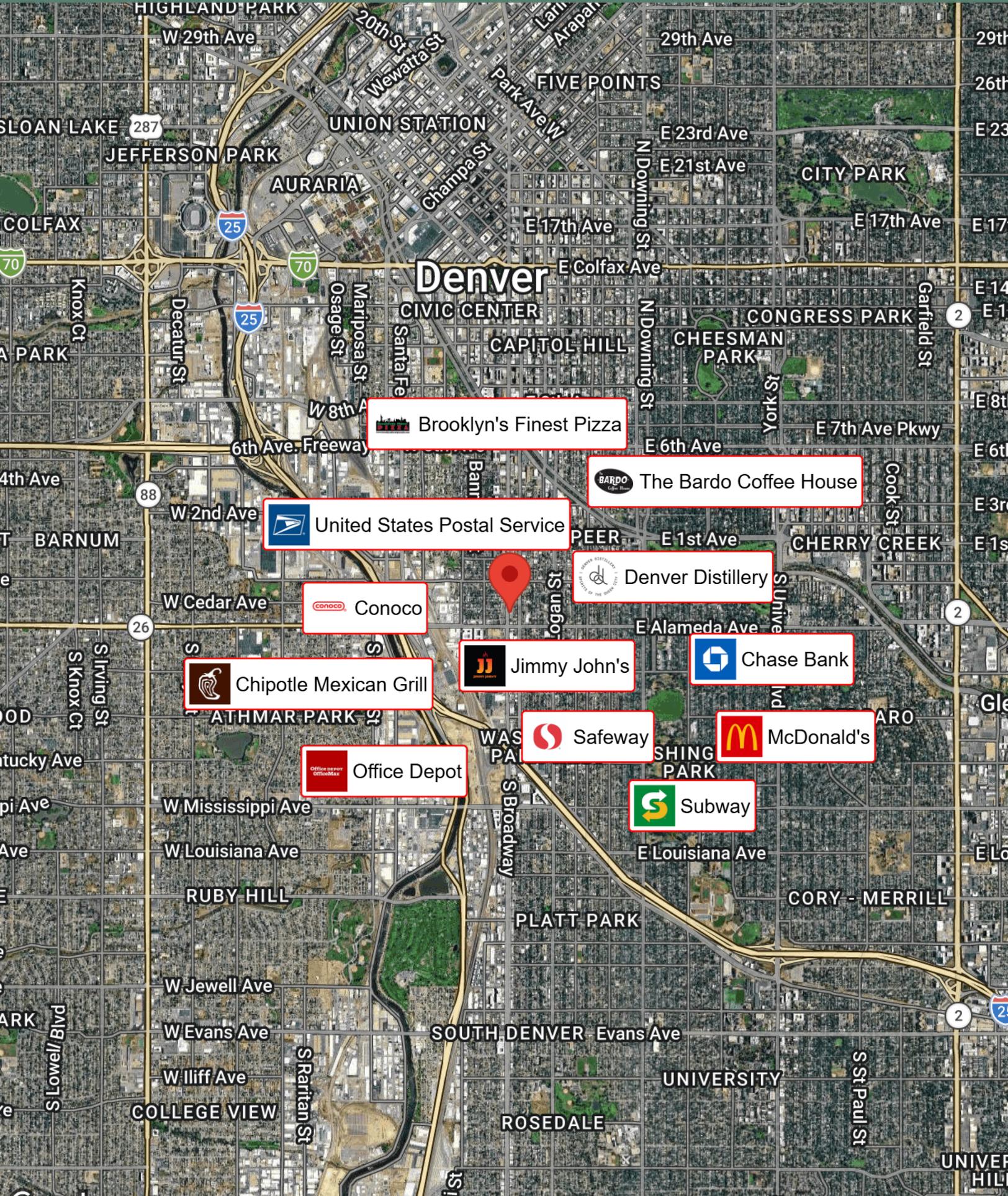
LOCATION MAPS

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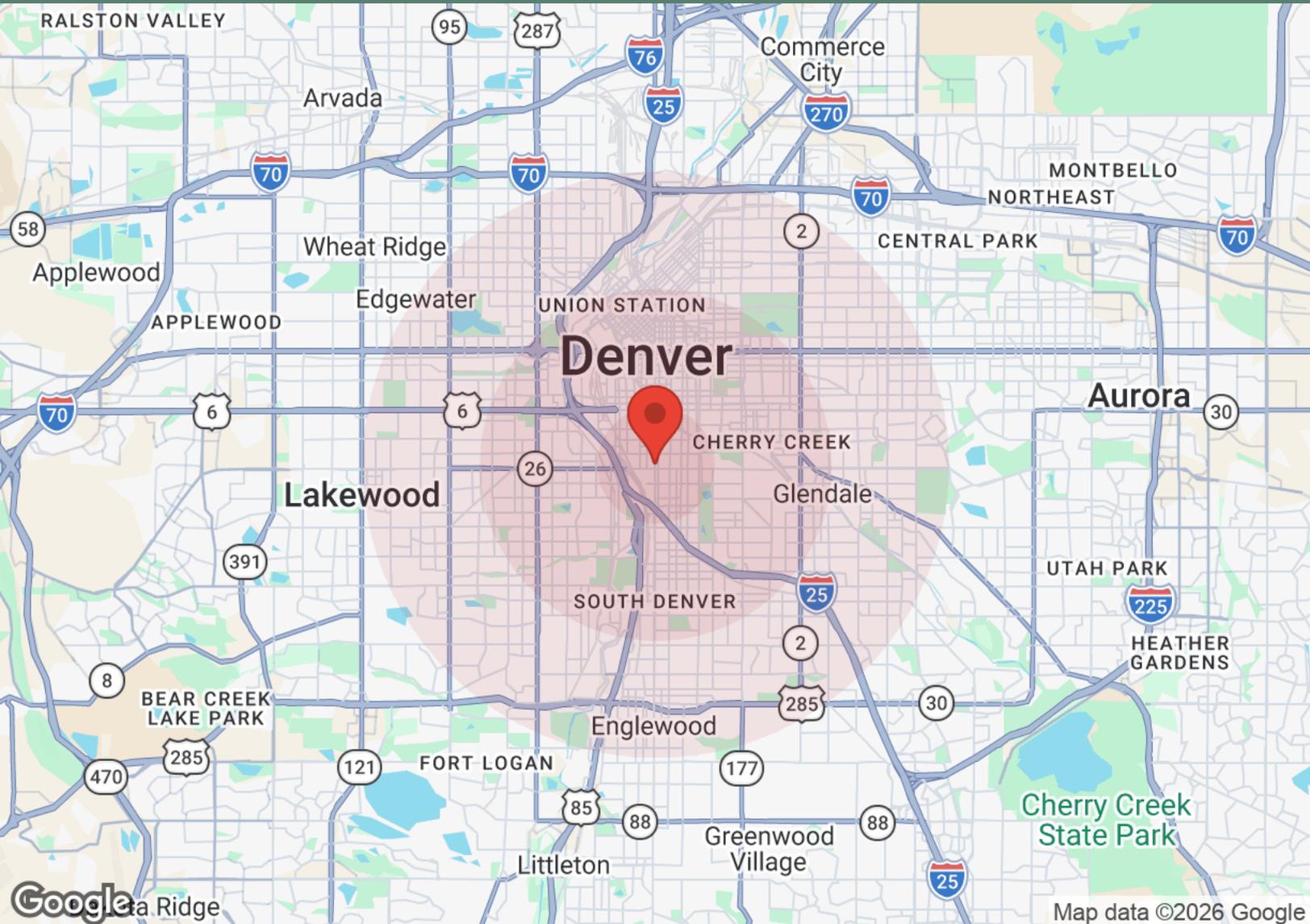
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	14,216	122,746	293,384
Female	13,866	110,778	272,250
Total Population	28,082	233,525	565,633
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,617	27,378	75,058
Ages 15-24	1,807	25,266	60,290
Ages 25-54	18,131	129,935	302,954
Ages 55-64	2,167	21,587	52,442
Ages 65+	3,361	29,360	74,890
Race	1 Mile	3 Miles	5 Miles
White	20,253	141,703	338,758
Black	1,143	13,988	37,728
Am In/AK Nat	79	934	2,319
Hawaiian	20	140	339
Hispanic	4,785	60,109	147,517
Asian	938	9,318	21,720
Multi-Racial	798	6,819	15,894
Other	73	537	1,358

Income	1 Mile	3 Miles	5 Miles
Median	\$108,730	\$96,411	\$97,973
< \$15,000	923	10,797	21,792
\$15,000-\$24,999	511	6,405	14,139
\$25,000-\$34,999	613	6,447	13,981
\$35,000-\$49,999	1,012	8,898	20,690
\$50,000-\$74,999	2,243	15,242	36,040
\$75,000-\$99,999	2,445	14,328	31,871
\$100,000-\$149,999	3,046	19,764	45,960
\$150,000-\$199,999	2,458	13,901	32,343
> \$200,000	3,445	24,339	55,044

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,983	137,216	306,635
Occupied	16,695	120,119	271,862
Owner Occupied	6,282	46,023	117,691
Renter Occupied	10,413	74,096	154,171
Vacant	2,288	17,097	34,772

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker



Jack Reilly
Commercial Broker
jreilly@transworldcre.com
(720) 547-3305

Jack Reilly brings extensive experience in commercial brokerage, handling a diverse range of property types including land, industrial/flex spaces, multifamily units, investment/NNN properties, retail, residential, and office spaces. His background enables him to assist a variety of property owners with both the sale and leasing of real estate.

Raised in a family of real estate investors and entrepreneurs, Reilly has a unique perspective that allows him to think like an owner and offer strategic advice to his clients. He actively manages his family’s commercial real estate holdings throughout Colorado’s Front Range.

Reilly stands out for his strong negotiation skills and organizational abilities, which allows him to effectively advocate for his clients. His expertise in lease negotiations and commercial sales, combined with a background in business consulting, equips him to address the unique real estate needs of companies of all sizes. Dedicated to protecting his clients’ best interests, Reilly is known for his collaborative approach, meticulous attention to detail, and unwavering commitment to integrity and perseverance.