

1345 S BROADWAY

DENVER · CO

OFFICE/RETAIL BUILDING
FOR SALE



Prepared By
navpoint
REAL ESTATE GROUP



MATT KULBE
Principal
720.635.4591
matt.kulbe@navpointre.com



MATT CALL
Founding Principal
303.956.5781
matt.call@navpointre.com



AVERY SPROUT
Associate
720.391.4845
avery.sprout@navpointre.com

PROPERTY OVERVIEW

Property Address	1345 S Broadway, Denver, CO
Property Type	Office
Sale Price	\$2,051,250
Price PSF	\$375/SF
Building Size	5,470 SF
Site Size	0.14 AC
Parking Ratio	0.91/1,000 SF
Zoning	U-MS-3
Year Built	1978
Parcel #	5222-04-022

VIEW THE
MATTERPORT
HERE



PROPERTY HIGHLIGHTS

- 5,470 SF Standalone Building, Ideal for Owner-User or Boutique Tenants
- Single-Story with High-Volume Ceilings and Skylights
- Flexible U-MS-3 Zoning Accommodating Medical, Creative Office, or Retail
- Immediate Proximity to I-25 & Broadway Light Rail Station
- Situated in the High-Demographic Platt Park and Baker Neighborhoods
- Modern Amenities including Bicycle Storage and Controlled Access Infrastructure
- Over \$600,000 invested in improvements to the Building
- Furniture and Equipment is negotiable



PROPERTY PHOTOS



FLOOR PLAN



FLOOR PLAN

DOWNTOWN
DENVER

W WINDSOR

innovAge

Starling
SALON

FISH & CHIPS

GLAM
AESTHETICS

SPEED X



LUY OF BRIDAL
DENVER

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	16,369	200,387	529,440
2026 Estimate	15,564	195,463	512,418
Growth 2026-2030	5.2%	2.5%	3.3%
Average Age	37	38	39
Average Household Income	\$162,900	\$125,500	\$124,600

1345 S BROADWAY

DENVER · CO

OFFICE/RETAIL BUILDING
FOR SALE



CONTACT

MATT KULBE

720.635.4591

matt.kulbe@navpointre.com

MATT CALL

303.956.5781

matt.call@navpointre.com

AVERY SPROUT

720.391.4845

avery.sprout@navpointre.com

navpoint
REAL ESTATE GROUP