



# 1559 S BROADWAY, DENVER, CO 80210

## KAUFMAN HAGAN COMMERCIAL REAL ESTATE



### SELLER FINANCING AVAILABLE

**7,360**

BUILDING SF

**12,496**

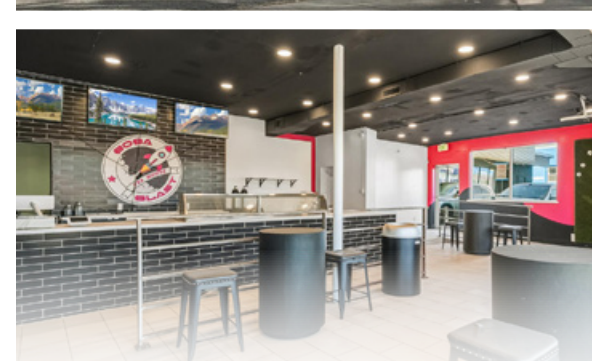
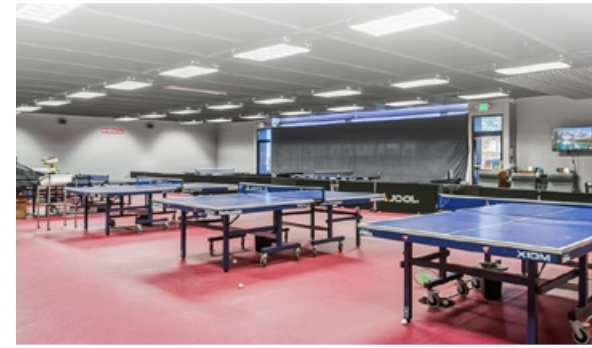
LOT SIZE SF

**12-14'**

CLEAR HEIGHT

**2**

# UNITS



OFFERED BY KAUFMAN HAGAN:

**AMANDA WEAVER**

Broker

951.551.2772

amanda@khcommercial.com

OFFERING MEMORANDUM

FULLY IMPROVED OWNER-USER OR INVESTOR RETAIL PROPERTY



- 
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# EXECUTIVE SUMMARY



# 1559 S BROADWAY

## DENVER, CO 80210

1559 S Broadway presents a rare opportunity to acquire a fully improved, highly adaptable retail property along one of Denver's most dynamic commercial corridors. Built in 1955 and substantially updated in 2021 with over \$300K in improvements, this 7,360 SF, two-story asset offers exceptional flexibility for both owner-users and investors.

The building's retail/showroom/office/warehouse/flex configuration includes clear heights of 12–14 feet, a 12' x 12' roll-up door, and a drive-in bay with rear alley access—making it suitable for a wide range of tenant profiles. The property features front and rear parking for 14 vehicles, a rarity along South Broadway.

Unit 1 is a turnkey, fully built-out ice cream/boba shop with a three-compartment sink, ice machine, ADA restroom, and prominent street frontage with large windows and roll-up door. Unit 2 offers a large open space ideal for a gym, studio, or creative flex user, with lockers, ADA restrooms, 12–14 ft clear height, roll-up door, and an upstairs office/storage area with a full bathroom and shower.

Seller financing is available, creating an attractive option for buyers seeking flexibility in today's lending environment.

Strategically positioned on the prime South Broadway corridor, the property benefits from constant foot and vehicle traffic, strong visibility, and proximity to I-25 and Santa Fe Drive. The surrounding area is experiencing robust residential and mixed-use development, enhancing both tenant demand and long-term property value. The site's location near Overland, Platt Park, Englewood, and Downtown Denver provides convenient access to major employment centers and amenities.

With its modern upgrades, multiple potential uses, ample parking, and high-exposure location, 1559 S Broadway stands out as a premier retail/flex investment or owner-user opportunity in one of Denver's most active urban corridors.



### CAPITAL IMPROVEMENTS

- Extensive demolition (main space used to be 6 rooms)
- Complete renovation of restrooms and second bathroom added
- Demolition and new wall on the 2nd floor (used to be an apartment with doors, etc.)
- New emergency exit door in garage
- Replace ballasts (LED) in the main room
- Fix damaged water lines
- Paint exterior of the building
- New HVAC unit in the front retail

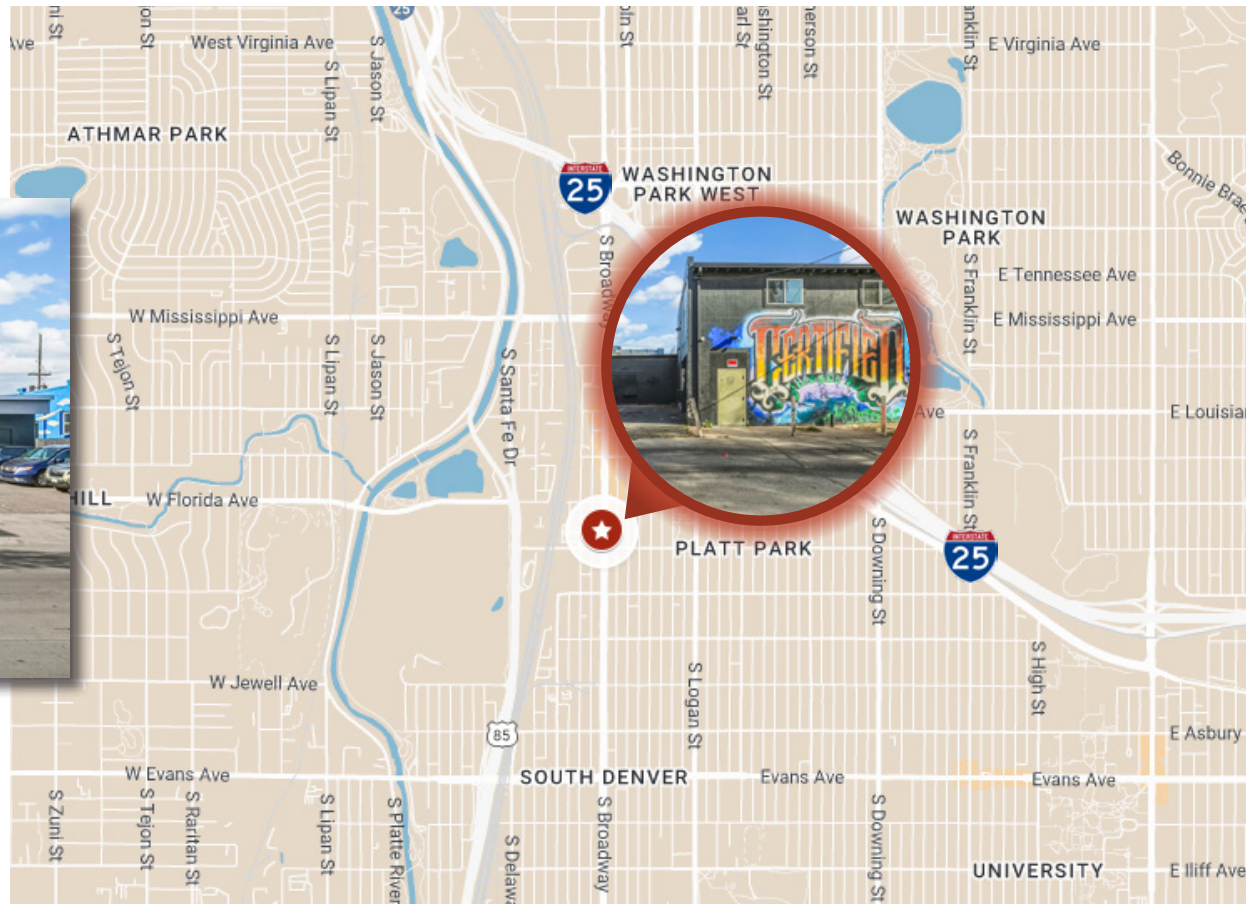




# PROPERTY OVERVIEW



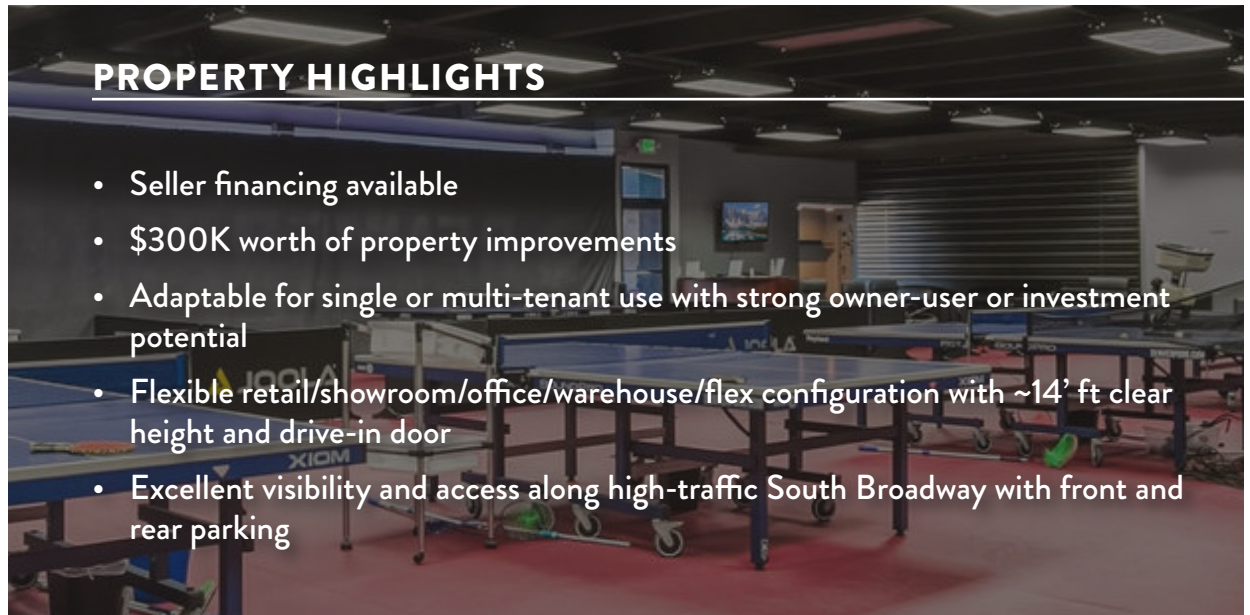
# PROPERTY DETAILS



Property Type	Retail
Tenancy	Multi or Single
Construction	Masonry
Roof Type	Flat
# Buildings	1
# Stories	2
County	Denver
Total GBA	7,360 SF
Total Lot Size	12,496 SF
Year Built/Renovated	1955/2021
Parking	Lot   14 Spaces
Zoning	U-MS-3

## PROPERTY HIGHLIGHTS

- Seller financing available
- \$300K worth of property improvements
- Adaptable for single or multi-tenant use with strong owner-user or investment potential
- Flexible retail/showroom/office/warehouse/flex configuration with ~14' ft clear height and drive-in door
- Excellent visibility and access along high-traffic South Broadway with front and rear parking





# PROPERTY PHOTOS





## UNIT 1 DETAILS

- Fully built out ice cream / boba shop
- Three compartment sink
- Ice machine
- South Broadway frontage with large windows and roll-up door
- New flooring
- ADA restroom



UNIT 1  
1,200 SF





## UNIT 2 DETAILS

- Large open space, great for a gym user
- Lockers
- ADA restrooms
- 12-14' ft clear height
- 12 x 12 roll up door
- Upstairs off/storage space with full bathroom and shower













# FINANCIAL ANALYSIS





# COMMERCIAL RENT ROLL

TENANT	LEASE TYPE	SUITE	ESTIMATED SF	FUTURE LEASE RATE	FUTURE ANNUAL BASE
Boba Blast	NNN	A	1,200	\$22.00	\$26,400
Denver Pong	NNN	B	6,160	\$19.00	\$117,040
<b>TOTAL/AVG</b>		<b>2</b>	<b>7,360</b>	<b>\$19.49</b>	<b>\$143,440</b>





# INCOME & EXPENSES

INCOME	FUTURE INCOME
Gross Potential Rent	\$143,440
Property Taxes	\$49,677
Insurance	\$11,414
Utilities	\$9,600
Trash	\$3,300
Other	\$2,500
Repairs & Maintenance	\$10,000
<b>EFFECTIVE GROSS INCOME</b>	<b>\$229,931</b>

EXPENSES	FUTURE EXPENSES
Property Taxes	\$49,677
Insurance	\$11,414
Utilities	\$9,600
Trash	\$3,300
Other	\$2,500
Repairs & Maintenance	\$10,000
<b>TOTAL EXPENSES</b>	<b>\$86,491</b>
Expenses per SF (gross)	\$11.75
<b>NET OPERATING INCOME</b>	<b>\$143,440</b>



# INVESTMENT CONCLUSIONS

## PURCHASE PRICE \$2,000,000

Total SF:	7,360 SF
Price Per SF:	\$271.74
Total Lot SF:	75,041 SF
Price Per Lot SF:	\$160.05

## SELLER FINANCING

Loan to Value:	70%
Loan Amount:	\$1,400,000
Down Payment:	\$600,000
Interest Rate:	5.00%
Ammortization:	30 Years



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# AREA OVERVIEW







## LOCATION HIGHLIGHTS

- Prime South Broadway corridor surrounded by restaurants, breweries, and boutique retail
- Minutes to I-25 and Santa Fe Drive for convenient regional access
- Strong residential density and new multifamily developments nearby
- High daily traffic counts and strong street presence
- Ample parking and alley access—rare for this corridor
- Close proximity to Overland and Platt Park neighborhoods, Englewood, and downtown Denver

Walk Score®



Walk Score

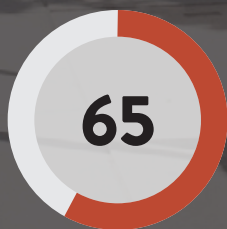


**Walker's Paradise**

Daily errands do not require a car



Transit Score



**Good Transit**

World-class public transportation



Bike Score



**Biker's Paradise**

Biking is convenient for most trips



## NEIGHBORHOOD GUIDE | PLATT PARK DENVER, CO

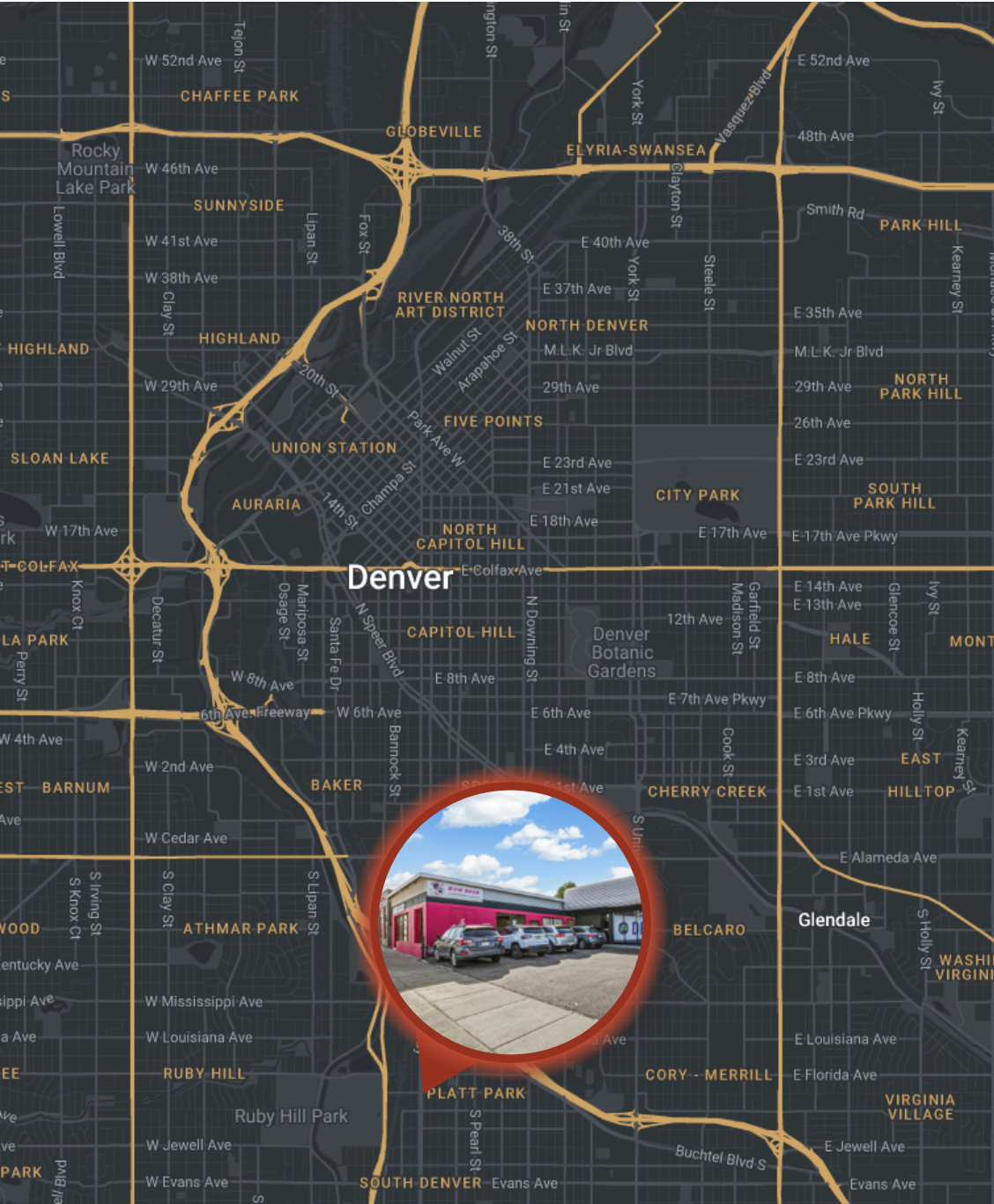
39.6876° N, 104.9804° W

RANKED #13 DENVER'S BEST NEIGHBORHOODS

Not quite four miles south of downtown lies the charm-filled hamlet of Platt Park. Residents can easily bike, cab, or take the light rail (there's a station at Louisiana Avenue and Pearl Street) into the city proper, but visit on a sunny summer weekend, and you'll find yourself wondering why anyone would ever want to. Boasting Old South Pearl Street, a shopping and dining district full of unique boutiques and top-of-the-city eats, a border on Antique Row on South Broadway, and plenty of professional services, the area has just about everything an urban dweller could desire (walk score: 85), with the advantage of quieter streets with sizeable backyards. Mostly single-family homes dot treelined streets—primarily older homes that have been updated and/or added onto, although some newer, modern architecture can be found. While grand dame Washington Park is conveniently situated less than a mile away, the almost-four-acre James H. Platt Park is a gem in itself, with a well-kept playground that the many children in the neighborhood's 3,000 households enjoy year-round.



# LOCATION MAP



## TRAFFIC COUNTS

Collection Street	Cross Street	VPD
W Iowa Ave	S Broadway E	8,029
W Iowa Ave	S Broadway E	7,935
E Iowa Ave	S Lincoln St E	3,365
E Iowa Ave	S Lincoln St W	4,042
Iowa Ave	S Lincoln St W	4,052
S Broadway	W Iowa Ave N	28,616
W Iowa Ave	S Acoma St E	6,030
W Iowa Ave	S Santa Fe Dr W	7,837
E Florida Ave	S Grant St E	484
E Florida Ave	S Grant St E	482

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2024 POPULATION	15,317	75,336	179,185
# OF HOUSEHOLDS	7,140	33,353	81,496
MEDIAN HOME VALUE	\$794,909	\$715,578	\$654,158
AVERAGE HH INCOME	\$144,502	\$126,738	\$113,161



# RETAIL / AREA MAP





# LOCAL ECONOMY





# DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

## Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

# PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.



POPULATION

**710,800**

MEDIAN HOME PRICE

**\$574K**

# OF EMPLOYEES

**474,978**

ECONOMIC & JOB GROWTH

**#1**

AREA DEVELOPMENT

ECONOMIC RANKING

**#1**

U.S. NEWS

BEST PLACES TO LIVE

**#2**

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

**#3**

FORBES

BEST CITY FOR GRADS

**#3**

RENT.COM

BEST PLACE TO WORK

**#4**

FORBES

FASTEST GROWING METRO

**#6**

FORBES

BEST PLACE TO TRAVEL

**TOP 10**

LONELY PLANET



## DENVER METRO COMMERCIAL MARKET OVERVIEW

Denver's commercial real estate market in 2025 is showing signs of balance, with performance varying across office, retail, and industrial sectors.

- Industrial remains the strongest performer. After a surge of development between 2021 and 2023 drove vacancies higher, the market has now stabilized. With vacancy at 8.7%—one of the highest nationally but no longer rising—and only 5.1 million SF under construction (the lowest since 2017), the sector is positioned for gradual tightening. Tenant demand is strongest in the East I-70 corridor and for small-bay properties serving midsize distributors.
- Retail fundamentals remain healthy. Availability is low, new speculative development is limited, and consumer spending has held up thanks to wage growth outpacing inflation. Neighborhood and service-oriented retail centers are performing especially well, while most new projects are freestanding build-to-suits. This restrained pipeline has helped restore balance and support steady rent performance.
- Office conditions remain challenging, though the market is beginning to find footing. Vacancy is still elevated downtown, but leasing activity has picked up in select suburban and lifestyle-driven submarkets as companies prioritize quality space to attract employees back to the office. Rent reductions have moderated, and landlords are focusing on flexible lease structures and tenant improvements to capture demand.

Looking ahead, Denver's commercial market is expected to continue stabilizing in 2025. Industrial and retail are well-positioned for steady performance, while office will remain a tenant-favored market but with incremental improvement. With construction activity subdued across all sectors due to higher interest rates and tighter lending conditions, opportunities are likely to emerge through owner-user sales, adaptive reuse projects, and targeted investment in high-demand corridors.



# KAUFMAN HAGAN

COMMERCIAL REAL ESTATE





Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.





**BRANDON  
KAUFMAN**  
PRINCIPAL



**TEAL  
HAGAN**  
PRINCIPAL + EMPLOYING BROKER



**HALEY  
FORD**  
DIRECTOR OF MARKETING



**ERIN  
FRIBERG**  
DIRECTOR OF OPERATIONS



**COLBY  
CONSTANTINE**  
INVESTMENT ADVISOR



**ANDREW  
VOLLERT**  
BROKER



**ZACHARY  
BIERMAN**  
BROKER



**RYAN  
FLOYD**  
BROKER



**AMANDA  
WEAVER**  
BROKER



**LOUIS  
PASSARELLO**  
JUNIOR BROKER



**DREW  
MADAYAG**  
JUNIOR BROKER

#### ▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

#### ▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

#### ▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

#### ▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

#### ▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

#### ▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.



# Amanda Weaver

## BROKER

Amanda Weaver is a dynamic business leader with a diverse background spanning Fortune 200 companies and a burgeoning career in commercial real estate. With over a decade of leadership experience, Amanda has honed her skills in strategic relationship building, leadership, communication, and collaboration.

Amanda applies her extensive leadership and management expertise to excel as a Broker at Kaufman Hagan Commercial Real Estate. Specializing in market analysis, pricing strategies, and client relationship management in the Denver-metro area, she delivers unparalleled value to her clients. Amanda is known for her meticulous attention to detail, strategic insights, and dedication to achieving optimal outcomes in every transaction.

A graduate of the University of Wyoming with a Bachelor of Science in Business Management, Amanda combines academic rigor with practical experience to navigate complex real estate negotiations and deliver results. Her commitment to excellence, coupled with her passion for real estate, positions her as a trusted advisor and valuable asset in the industry.

Outside of business hours, you can find Amanda either riding her horse, or spending time with her husband and two Alaskan Malamutes.

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LIC#: FA100102015



# 1559 S Broadway

Denver, CO 80210



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CONTACT:

**AMANDA WEAVER**

Broker

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[amanda@khcommercial.com](mailto:amanda@khcommercial.com)



# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Asset known as 1559 S Broadway, Denver, CO 80210 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

