

Marcus & Millichap  
THE KRAMER GROUP

**OFFERING MEMORANDUM**

**1660 N DOWNING STREET**

DENVER, CO 80218



# 1660 N DOWNING STREET

## DENVER, CO 80218

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**MNET ACTIVITY ID: ZAG0050253**

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# 1660 N DOWNING STREET

DENVER, CO 80218

**\$1,500,000**

OFFERING PRICE

**\$203**

PRICE/SF

**8,771 SF**

LAND SF

**11**

PARKING SPACES

**YEAR BUILT**

1888

**BUILDING SIZE**

7,401 SF

Per Denver County

**LOT SIZE**

0.20 ACRES

**ZONING**

G-RO-3







# THE OFFERING

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The Kramer Group of Marcus & Millichap is pleased to present the exceptional investment opportunity located at 1660 N Downing Street in Denver, Colorado. This 7,401-square-foot, multi-story office property is strategically positioned on a 0.2-acre lot in the heart of the Capitol Hill neighborhood, less than two miles from Downtown Denver. Zoned G-RO-3, this site provides investors with an attractive combination of redevelopment potential and steady income possibilities thanks to the property's efficient and flexible layout. The property includes 11 dedicated parking spaces accessed via a convenient rear alley, a rare amenity in this dense urban submarket. Thanks to its proximity to Downing Street, Park Avenue, Colfax Avenue, and 17th Avenue, the property enjoys excellent accessibility to key thoroughfares and public transit options. Additionally, the prime Capitol Hill location is surrounded by a dense mix of residential, retail, and office developments, providing a strong built-in customer and tenant base. Given its central location, flexible zoning, and on-site parking, this property presents a compelling opportunity for investors seeking to capitalize on Denver's continued urban growth and demand for adaptable office space.

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# PROPERTY HIGHLIGHTS

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Prime Capitol Hill Location Less Than Two Miles from Downtown Denver



Multi-Story 7,401-Square-Foot Office Building On 0.2 Acres



Dedicated Parking Spaces with Convenient Rear Alley Access



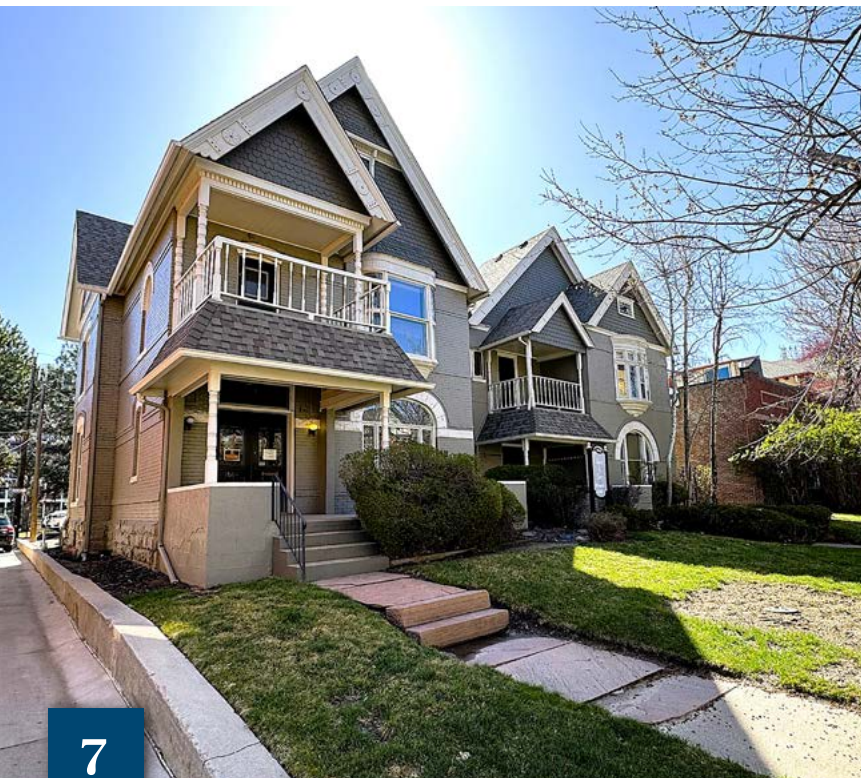
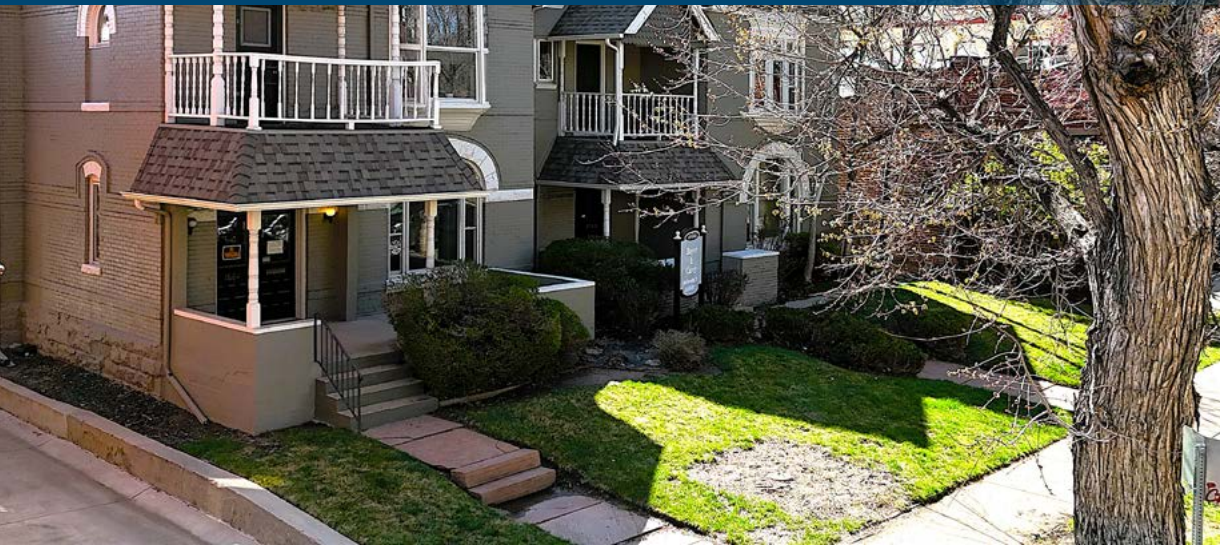
G-RO-3 Zoning Offering Flexible Redevelopment and Income Potential







# EXTERIOR PHOTOS



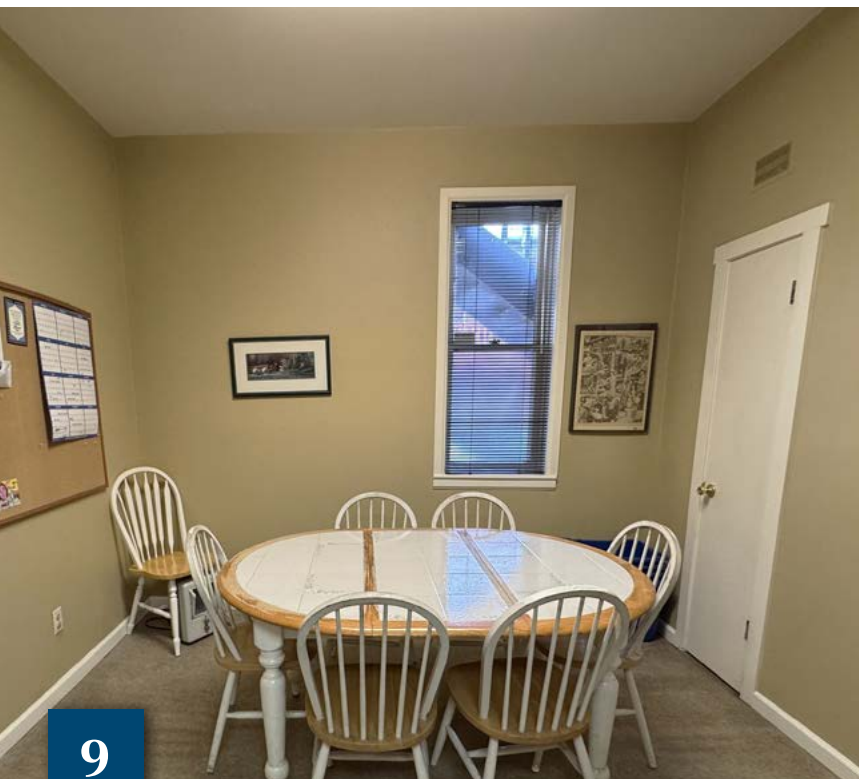


# EXTERIOR PHOTOS





# INTERIOR PHOTOS



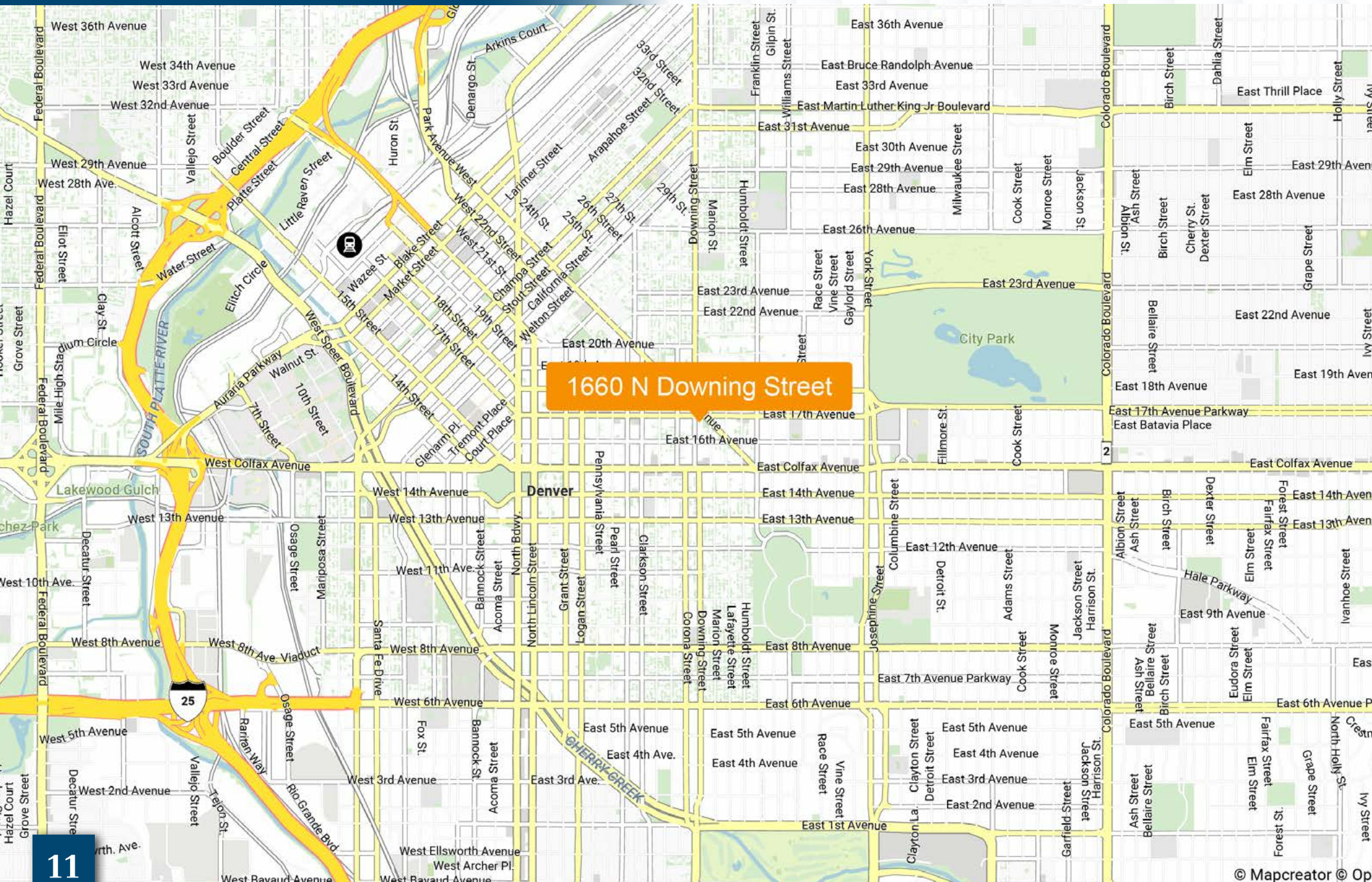


# INTERIOR PHOTOS



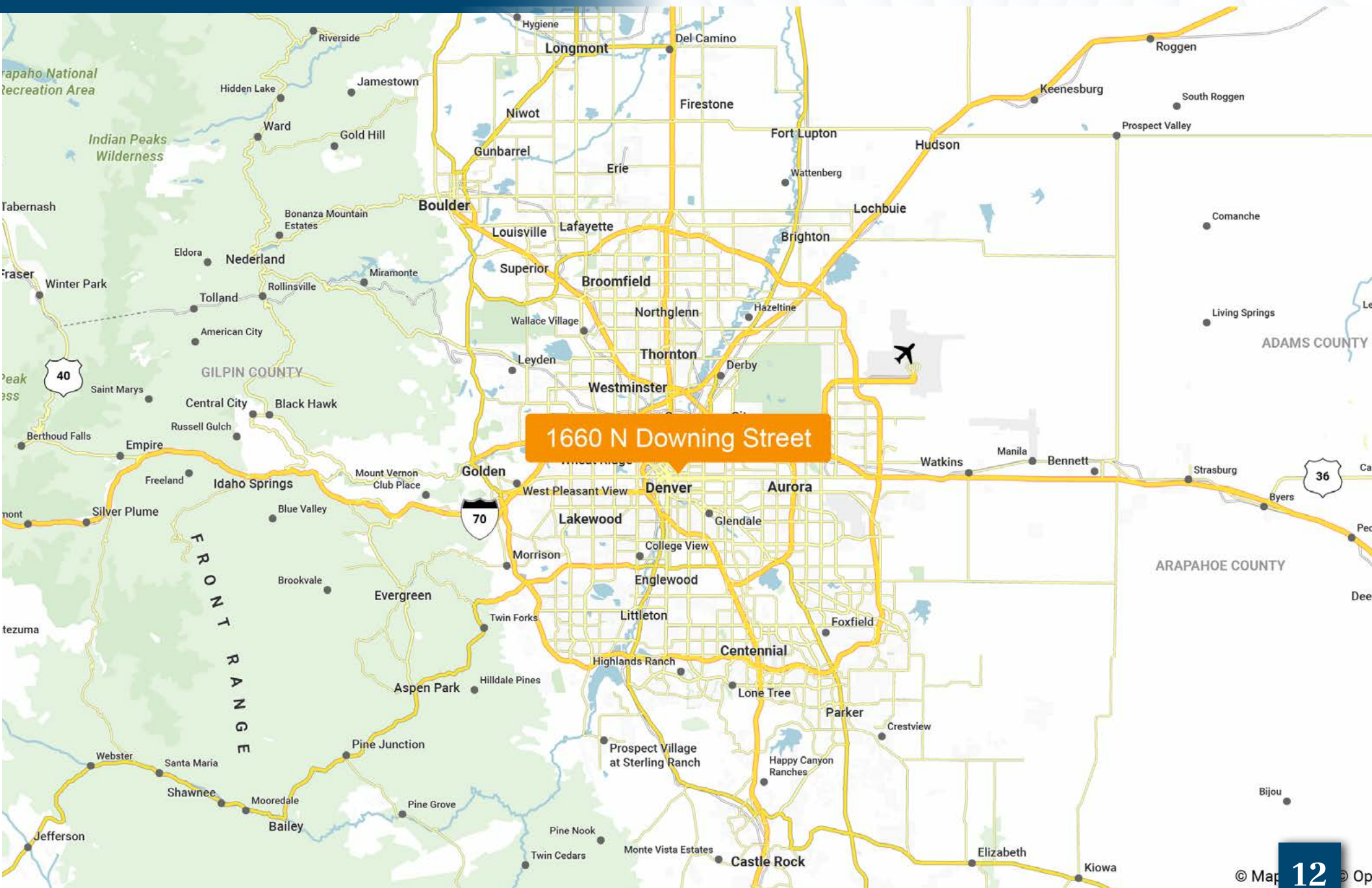


# LOCAL MAP





# REGIONAL MAP





# RETAILER MAP









# MARKET OVERVIEW

## DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 730,000 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

### METRO HIGHLIGHTS



#### MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



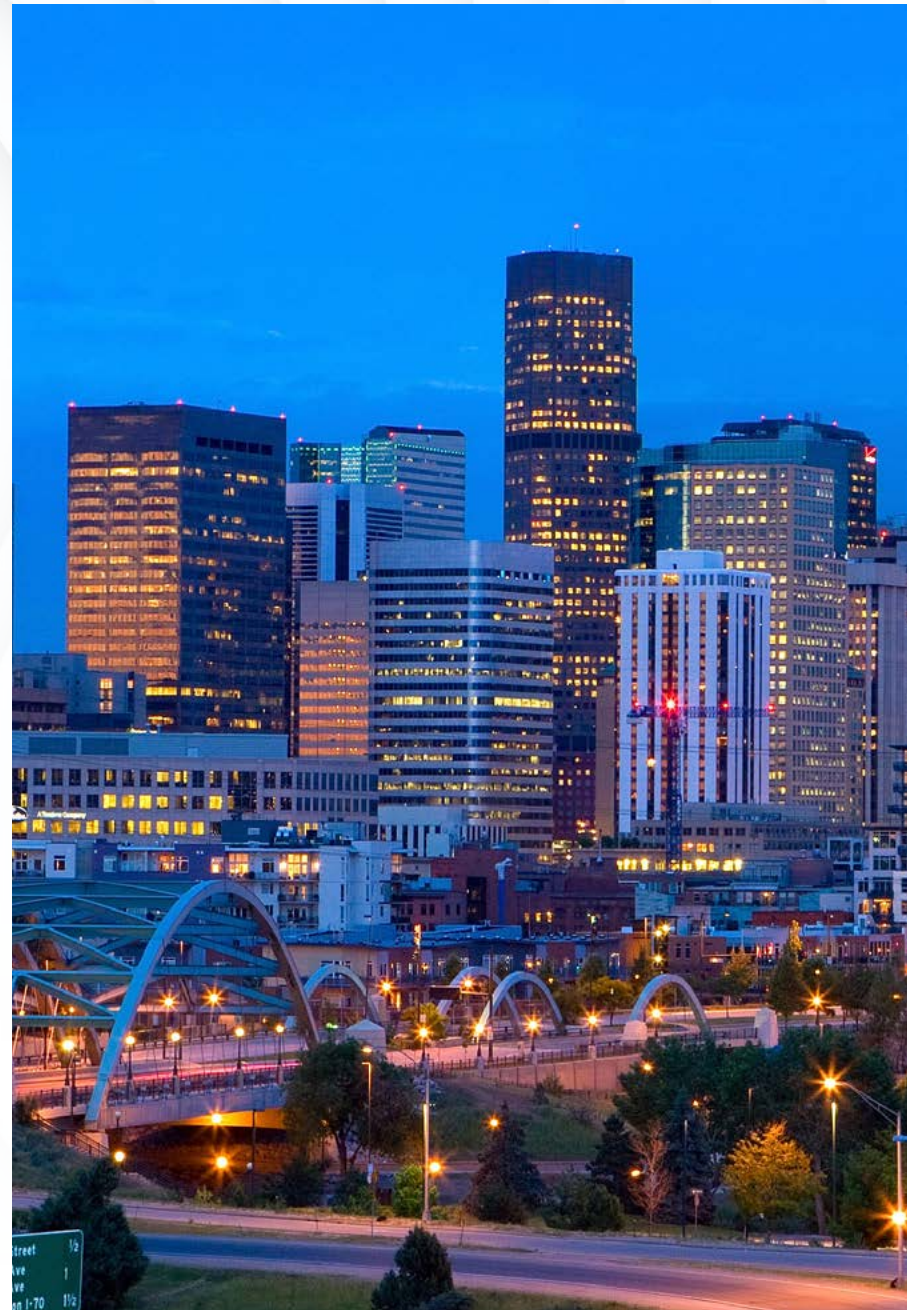
#### EMPHASIS ON SKILLED JOBS

Denver's highly-educated labor force attracts tech employers. Over 40 percent of residents ages 25 and older hold at least a bachelor's degree.



#### THRIVING ALTERNATIVE ENERGY SECTOR

The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.

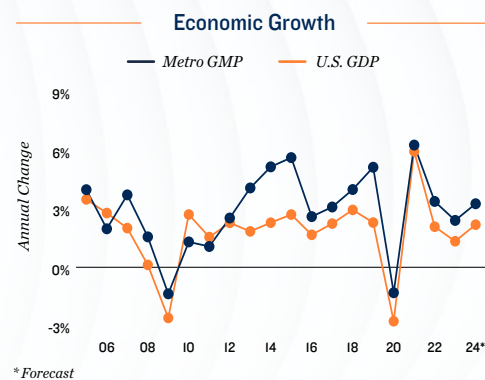




# MARKET OVERVIEW

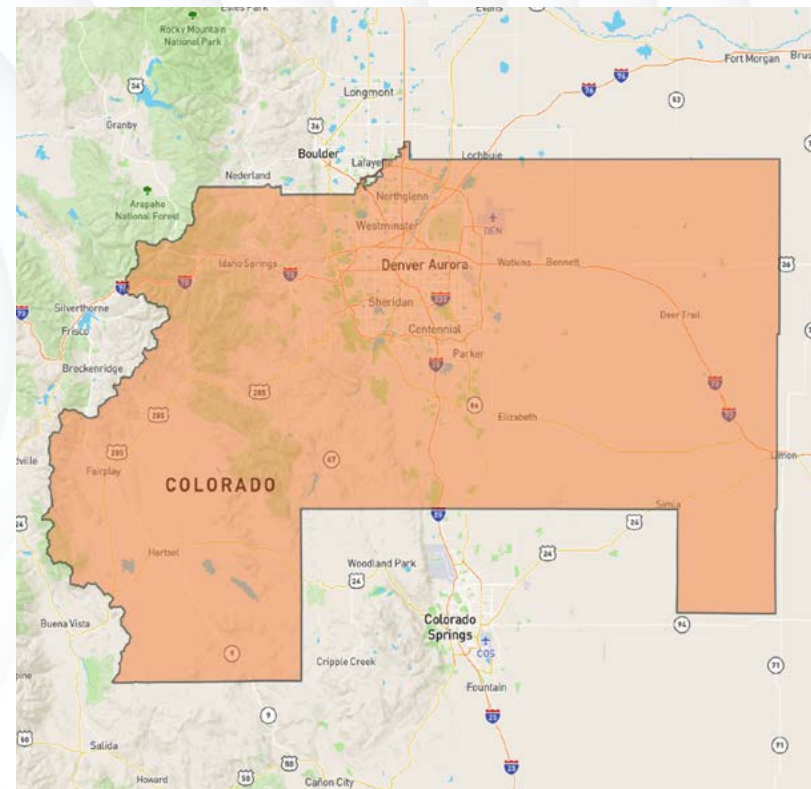
## ECONOMY

- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's healthy economy is representative of notable retail sales growth. This year, the local metric will reach 4 percent, exceeding the U.S. forecast by 60 basis points.
- Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth.
- Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



### MAJOR AREA EMPLOYERS

- HealthONE
- CenturyLink
- Children's Hospital Colorado
- Kaiser Permanente
- Lockheed Martin Corp.
- Comcast Corp.
- Frontier Airlines
- Wells Fargo
- United Airlines, Inc.
- University of Colorado Health



## SHARE OF 2023 TOTAL EMPLOYMENT



5%  
MANUFACTURING



19%  
PROFESSIONAL AND  
BUSINESS SERVICES



13%  
GOVERNMENT



10%  
LEISURE AND  
HOSPITALITY



8%  
FINANCIAL ACTIVITIES



18%  
TRADE, TRANSPORTATION,  
AND UTILITIES



7%  
CONSTRUCTION



12%  
EDUCATION AND  
HEALTH SERVICES



3%  
INFORMATION



4%  
OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point



# DENVER, CO

## DEMOGRAPHICS

**51,622**

2024 POPULATION  
WITHIN 1 MILE

**245,081**

2024 POPULATION  
WITHIN 3 MILES

**511,407**

2024 POPULATION  
WITHIN 5 MILES

**34.0**

MEDIAN AGE  
WITHIN 1 MILE

**\$110,423**

AVERAGE HOUSEHOLD  
INCOME WITHIN 1 MILE

**\$135,093**

AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILES

**32,934**

2024 TOTAL HOUSEHOLDS  
WITHIN 1 MILE

**134,355**

2024 TOTAL HOUSEHOLDS  
WITHIN 3 MILES

**1.6**

AVERAGE HOUSEHOLD  
SIZE WITHIN 1 MILE







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

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

**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:

1660 N Downing Street, Denver, CO 80218

or real estate which substantially meets the following requirements:

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.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

### **BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

### **BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

\_\_\_\_\_  
Broker



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