

RETAIL FOR LEASE

IMPERIAL BUILDING | FOR LEASE | MULTI-TENANT INVESTMENT - RETAIL / OFFICE / RESTAURANT / DISTILLERY

244 SOUTH BROADWAY DENVER, CO 80209



TRANSWORLD[®]
Commercial Real Estate



FOR LEASE \$24 PSF MG

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SECTION I

Property Summary



PROPERTY SUMMARY

Imperial Building | For Lease | Multi-Tenant Investment - Retail/ Office/ Restaurant/ Distillery
244 South Broadway | Denver, CO 80209



Design Highlights

Price:	\$24 MG NNN
Lot Size:	5,946 SF
Parking Spaces:	6 Spaces
Zoning:	U-MS-3
Year Built:	1893
Current Tenants :	16
Available Space:	3,000 SF
Building SF:	12,988 SF

Property Overview

This multi-tenant retail and office property offers a rare opportunity to acquire a versatile asset in a prime Denver location. Ideal for investors or owner-users, the property supports a wide range of uses including retail, office, or restaurant concepts, with strong potential for rental income or mixed-use occupancy.

The space is currently occupied by a distillery and includes an existing buildout that can be repurposed or adapted to suit a variety of business uses. Furniture, fixtures, and equipment (FF&E) are available for purchase and are negotiable, providing added flexibility and value for a new owner or tenant.

Location Overview

South Broadway in Denver is a thriving commercial corridor known for its eclectic mix of retail shops, restaurants, professional offices, entertainment venues, and cultural attractions. The area draws a diverse blend of residents and visitors, providing strong foot traffic and excellent visibility for a wide range of businesses.

Its central location near downtown Denver and major transportation routes ensures convenient access and consistent customer flow. With a dynamic, walkable environment and strong community presence, South Broadway offers an ideal setting for retail, office, or restaurant concepts looking to establish and grow in a high-demand market.

SECTION II

Property Photos



PROPERTY PHOTOS

Imperial Building | For Lease | Multi-Tenant Investment - Retail/ Office/ Restaurant/ Distillery
244 South Broadway | Denver, CO 80209



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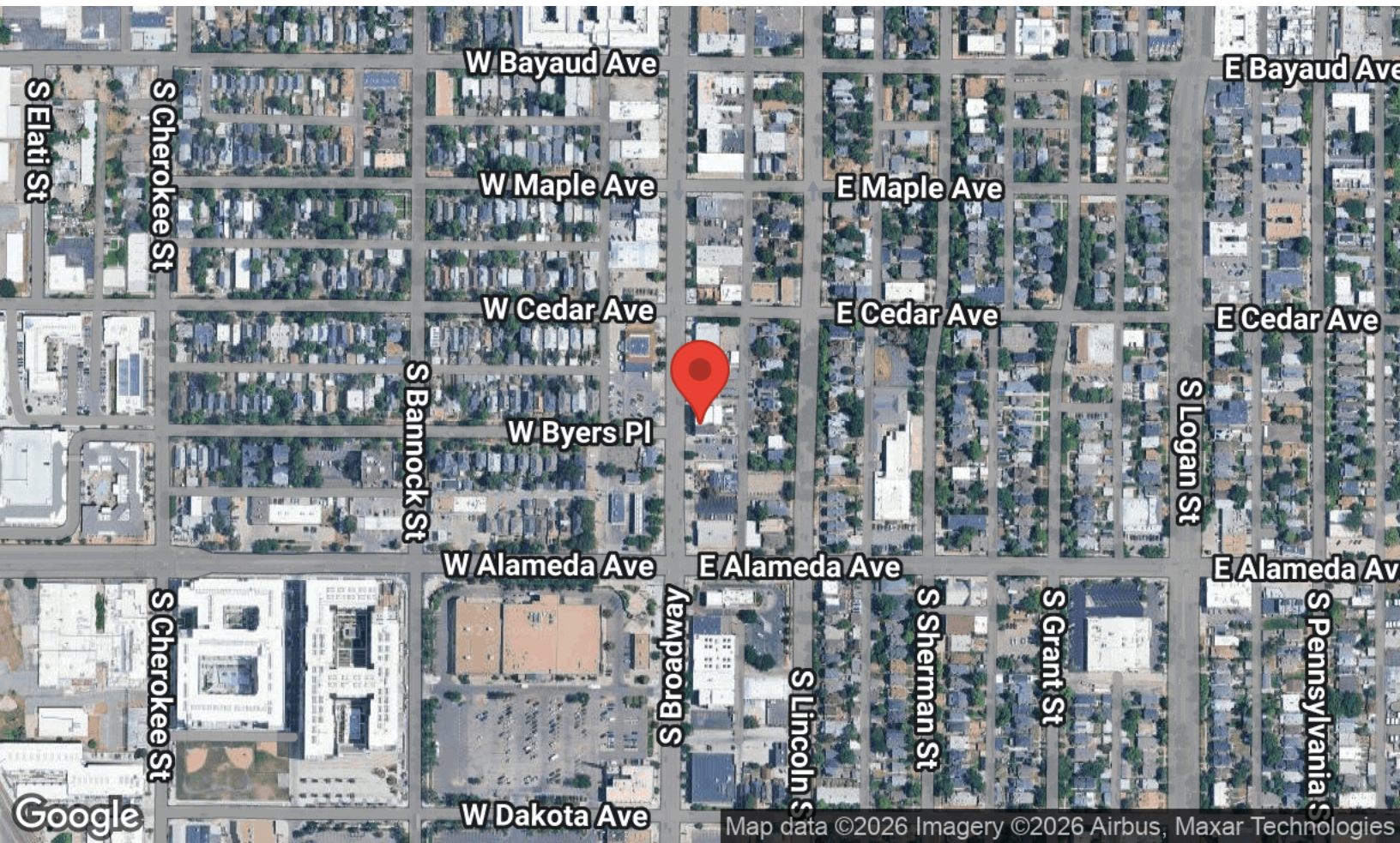
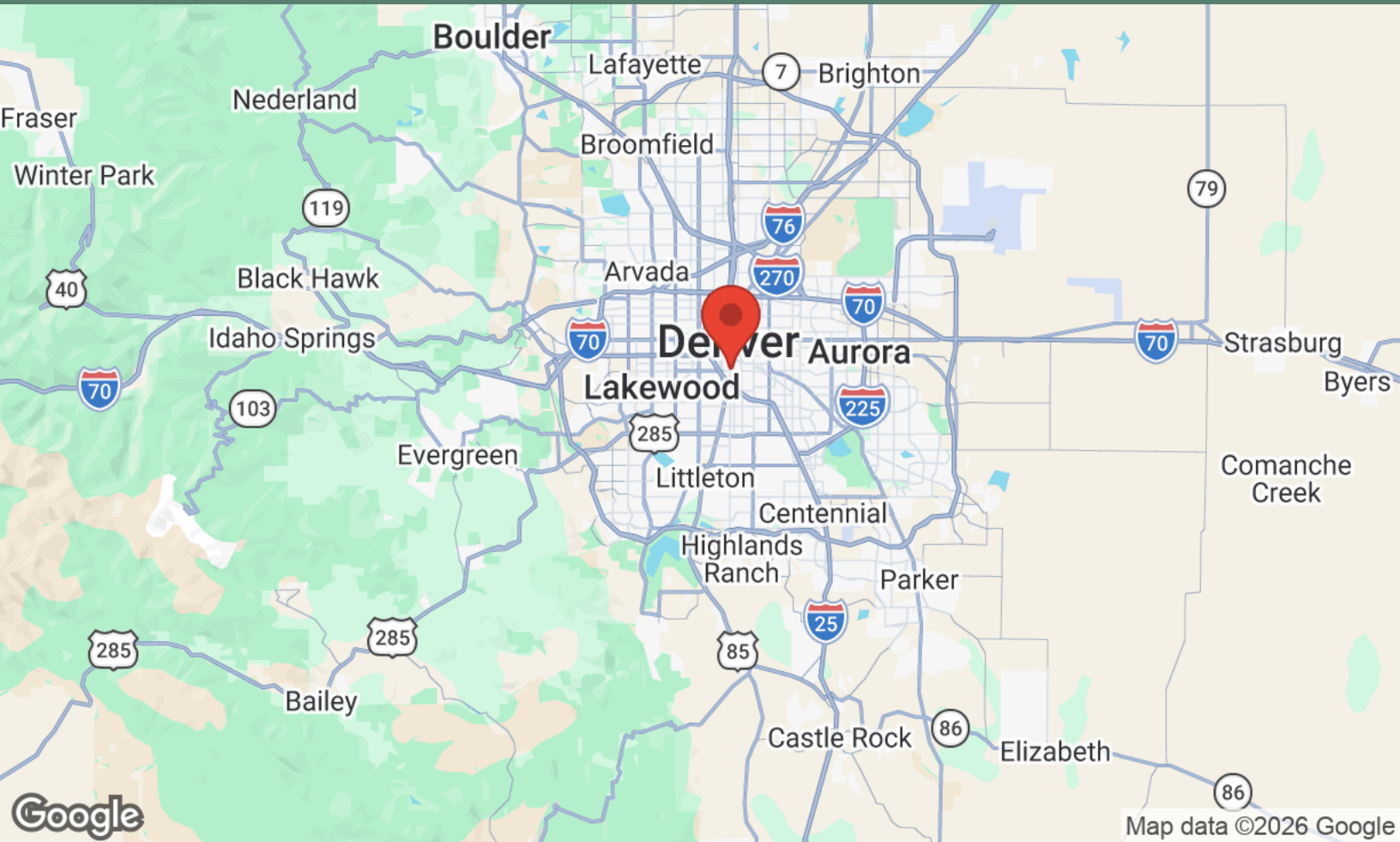
SECTION III

Maps / Demographics



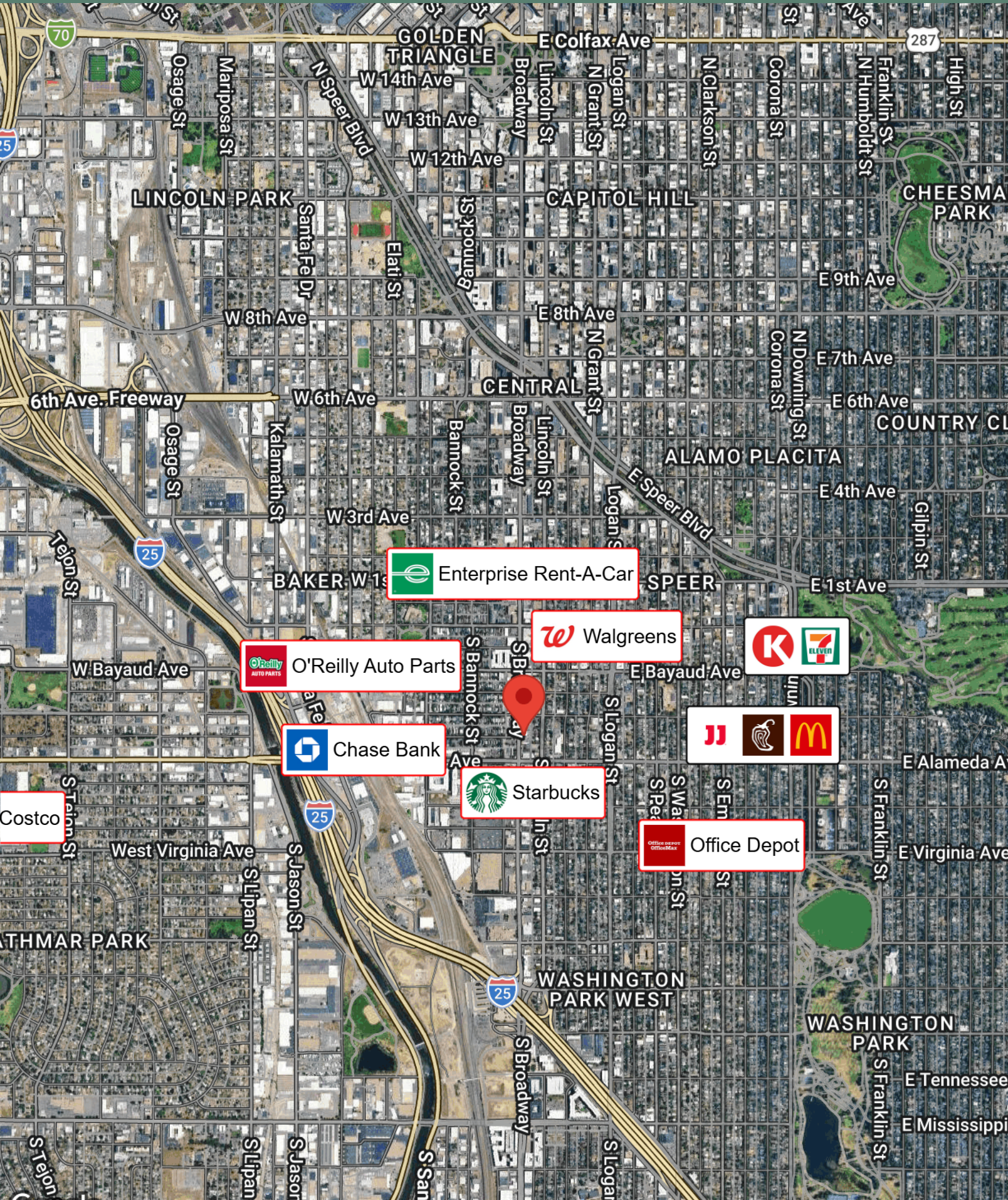
LOCATION MAPS

Imperial Building | For Lease | Multi-Tenant Investment - Retail/ Office/ Restaurant/ Distillery
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BUSINESS MAP

Imperial Building | For Lease | Multi-Tenant Investment - Retail/ Office/ Restaurant/ Distillery
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Enterprise Rent-A-Car

Walgreens

O'Reilly Auto Parts

7-Eleven

Chase Bank

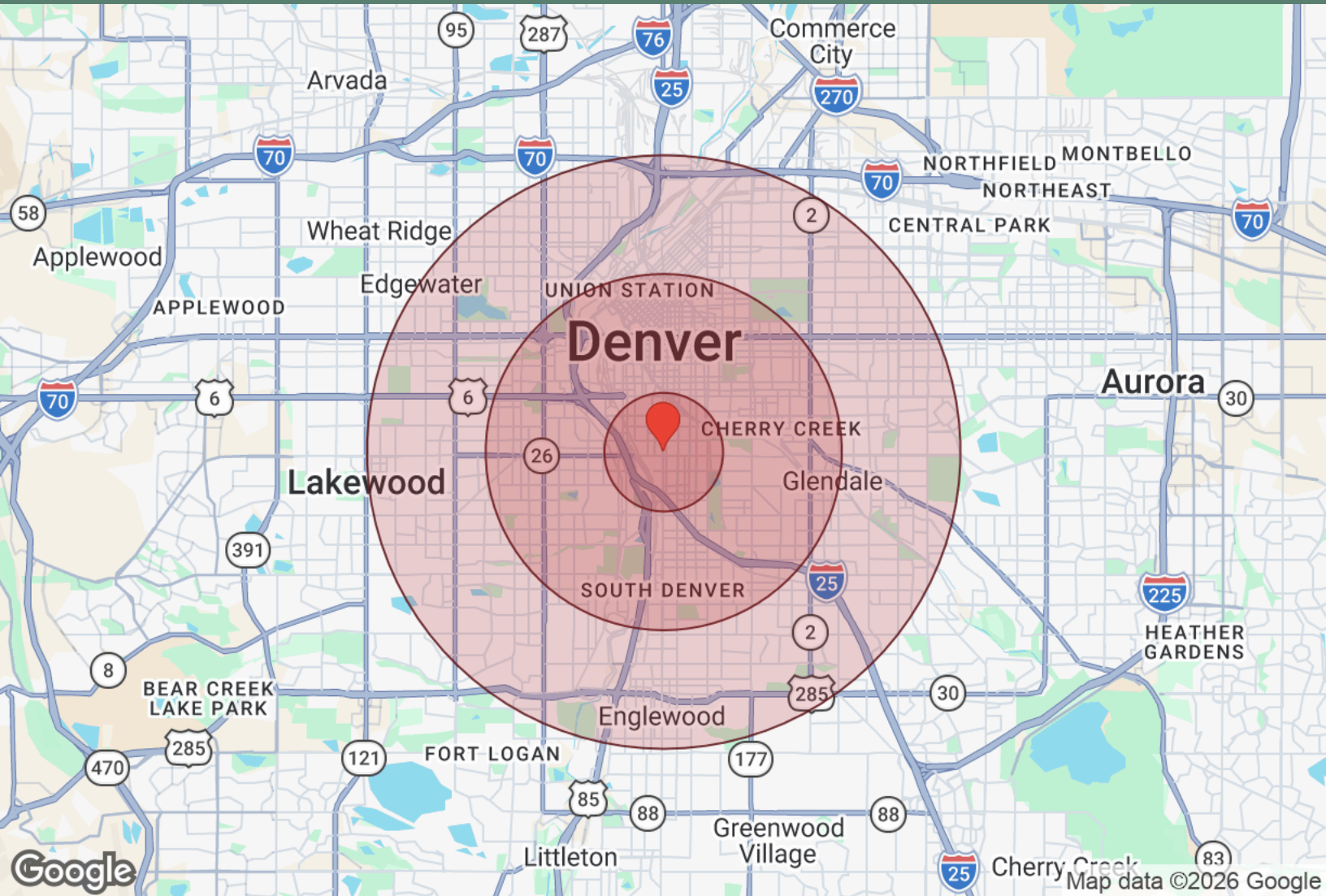
McDonald's

Starbucks

Office Depot

DEMOGRAPHICS

Imperial Building | For Lease | Multi-Tenant Investment - Retail/ Office/ Restaurant/ Distillery
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	14,180	122,737	293,369
Female	13,820	110,763	272,231
Total Population	28,000	233,500	565,600

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	20,199	141,664	338,738
Black	1,137	13,963	37,726
Am In/AK Nat	78	934	2,319
Hawaiian	20	140	339
Hispanic	4,768	60,126	147,508
Asian	935	9,317	21,719
Multiracial	792	6,818	15,893
Other	73	537	1,357

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,922	137,198	306,623
Occupied	16,642	120,102	271,852
Owner Occupied	6,263	46,010	117,679
Renter Occupied	10,379	74,092	154,173
Vacant	2,280	17,095	34,771

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,616	27,376	75,048
Ages 15 - 24	1,800	25,268	60,287
Ages 25 - 54	18,078	129,921	302,940
Ages 55 - 64	2,159	21,584	52,439
Ages 65+	3,345	29,351	74,888

Income	1 Mile	3 Miles	5 Miles
Median	\$108,743	\$96,397	\$97,969
Under \$15k	922	10,797	21,793
\$15k - \$25k	509	6,402	14,140
\$25k - \$35k	607	6,446	13,982
\$35k - \$50k	1,006	8,895	20,690
\$50k - \$75k	2,232	15,251	36,039
\$75k - \$100k	2,442	14,326	31,870
\$100k - \$150k	3,041	19,762	45,960
\$150k - \$200k	2,444	13,899	32,342
Over \$200k	3,438	24,327	55,036

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.