

OFFERING MEMORANDUM

SELLER FINANCING AVAILABLE





# INVESTMENT ADVISORS



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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	<b>4201 S Broadway</b> Englewood, CO 80113
List Price	\$1,300,000
Lease Rate	\$7,000/Month
Building Type	Retail
Building Size	1,498 SF
Lot Size	0.29 AC
Year Built	1959

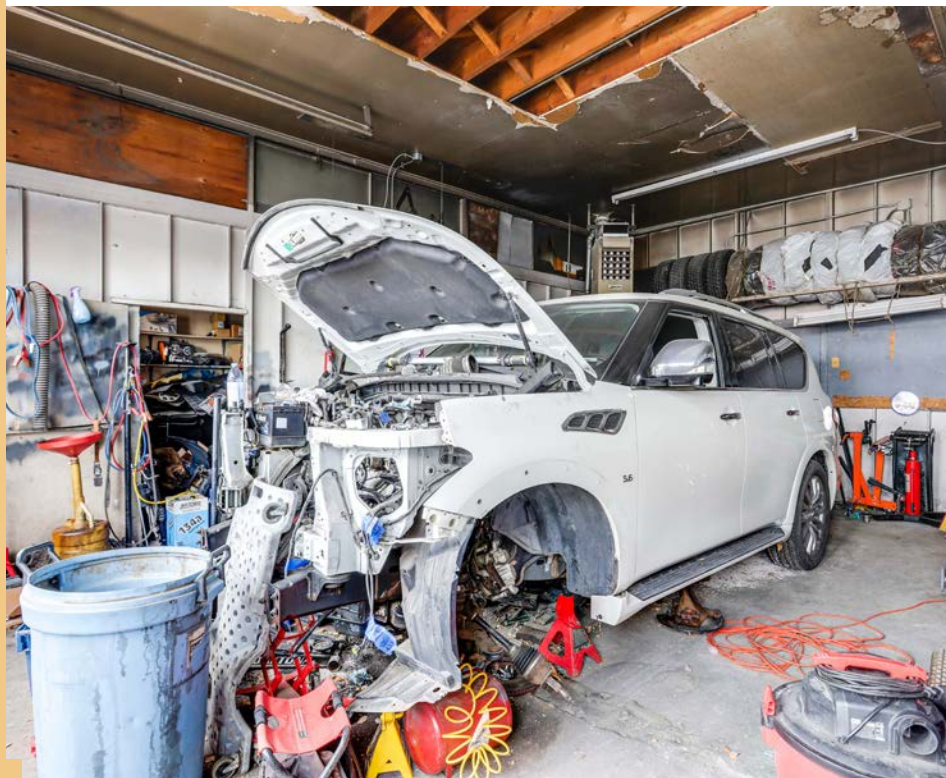
## PROPERTY HIGHLIGHTS

- Service garage with room for two vehicles
- Highly visible corner lot
- Functional layout with room for 40+ cars
- Signage on S Broadway
- Over 30,000 vehicles per day

**4201 S Broadway** in Englewood, CO 80113, is a dedicated auto sales property featuring a 1,498 sq. ft. building constructed in 1959 on a 0.29-acre highly visible corner lot. The facility is well-equipped for an automotive business, offering a service garage with room for two vehicles, space to display over 40 cars, a private office, a restroom, and a kitchenette. The S Broadway corridor is a prime location for commercial ventures, particularly those relying on visibility, as it sees over 30,000 vehicles per day, providing significant exposure for the business.









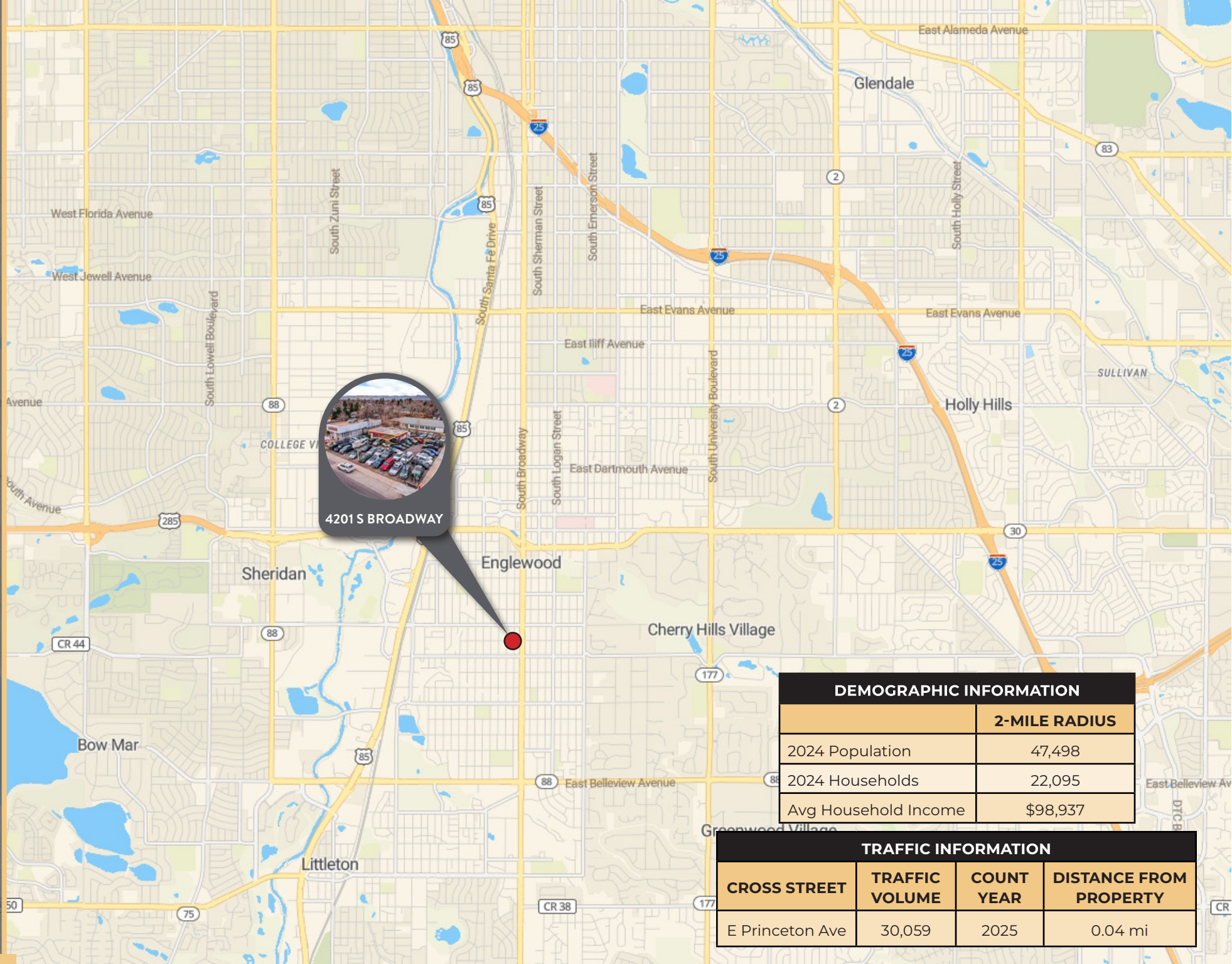


# LOCATION OVERVIEW



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DEMOGRAPHIC INFORMATION	
	2-MILE RADIUS
2024 Population	47,498
2024 Households	22,095
Avg Household Income	\$98,937

TRAFFIC INFORMATION			
CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
E Princeton Ave	30,059	2025	0.04 mi

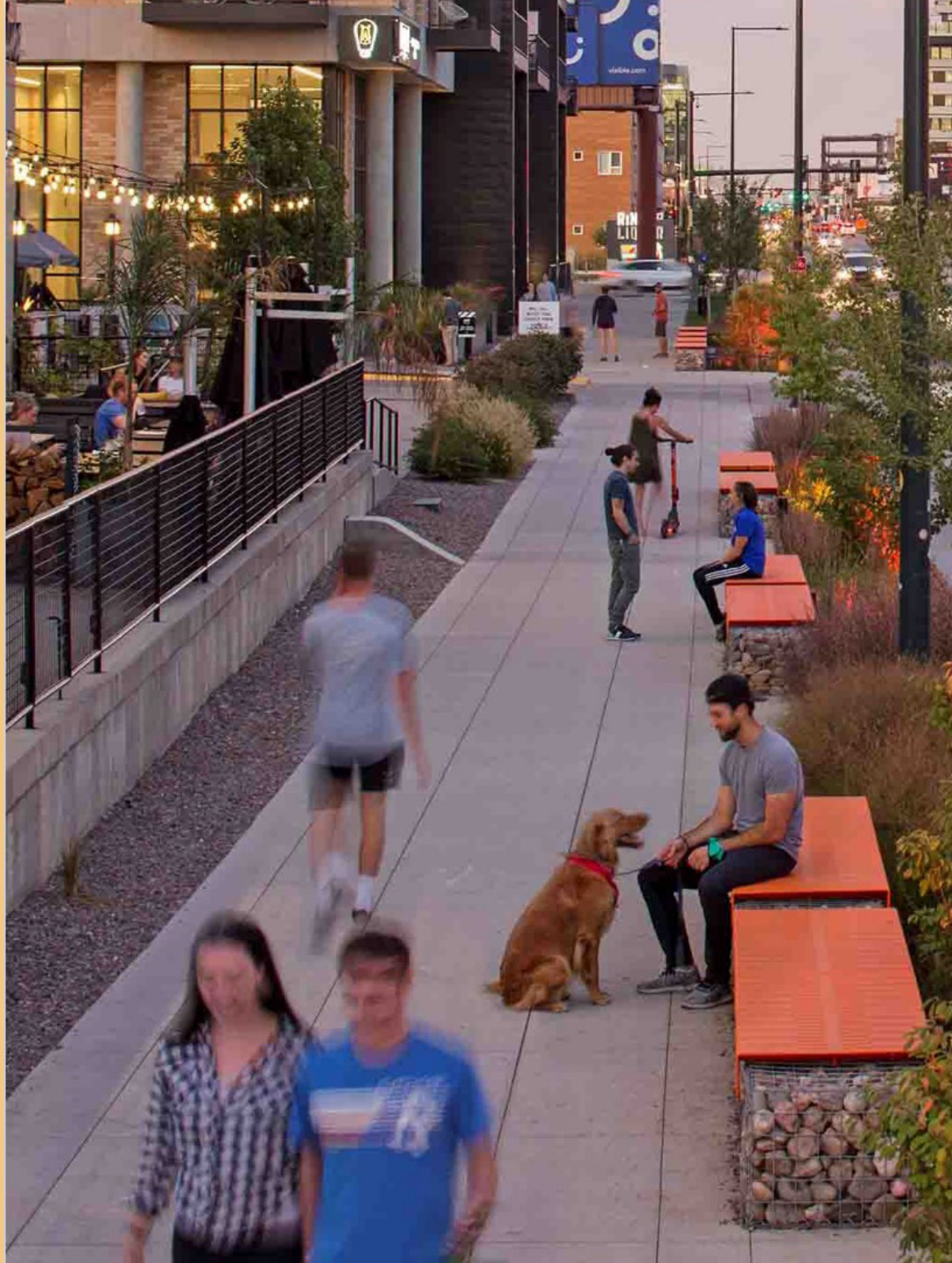


## ENGLEWOOD

Englewood is home to 35,000 people in the heart of the Denver metropolitan region. Englewood is a proudly independent, full-service community with the third highest concentration of millennials in Colorado. Minutes from world class art and entertainment venues in downtown Denver and the Rocky Mountain foothills, Englewood is home to major medical and manufacturing facilities along with its own foodie, arts and startup communities centered in historic downtown Englewood and the Central Business District.

Englewood is also a transportation hub with two light rail stops on the Denver regional passenger rail system and exceptional roadway access provided from all directions by US Highway 285 (Hampden Ave.) and US Highway 85 (Santa Fe Blvd.). Bus service is provided by RTD, including the most frequent bus route in the region the O, and the free Englewood Trolley that connects the Englewood light rail station to downtown Englewood, the medical district and civic center.

Englewood has also been ranked #26 on WalletHub's "Best Small Cities for Starting a Business".





# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 123 Main St., Denver CO 80203 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.





4201 S BROADWAY | ENGLEWOOD, CO

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