

4705 CLAUDE COURT DENVER, CO 80216



3,736

TOTAL BUILDING SF

5,663

TOTAL LOT SF

3

MULTIFAMILY UNITS

1

RETAIL UNIT

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

AMANDA WEAVER

Broker

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COLBY CONSTANTINE

Investment Advisor

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY



4705 CLAUDE COURT

DENVER, CO 80216



PROPERTY OVERVIEW:

This mixed-use property presents a prime investment opportunity in a well-established location. The offering includes a vacant liquor store with a strong community presence and three residential apartment units, providing diversified income streams. With a historic yet well-maintained structure, this property is well-positioned for investors or owner-users looking to acquire a value-add asset.

LOCATION & ACCESSIBILITY:

Situated at 4705 Claude Court, this property benefits from strong foot traffic and easy accessibility. The surrounding neighborhood offers a mix of residential and commercial properties, enhancing its appeal for buyers looking to own a mixed-use asset.



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PROPERTY OVERVIEW

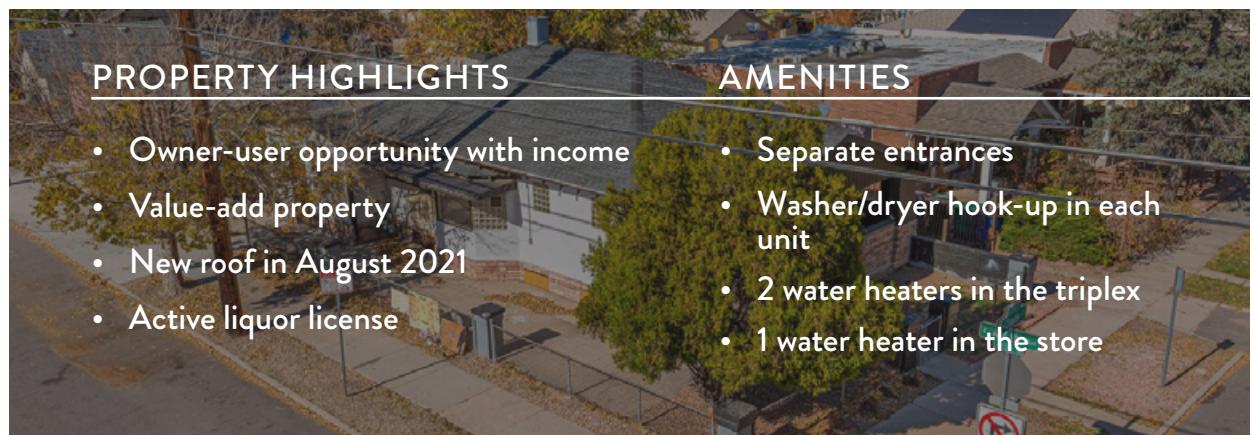
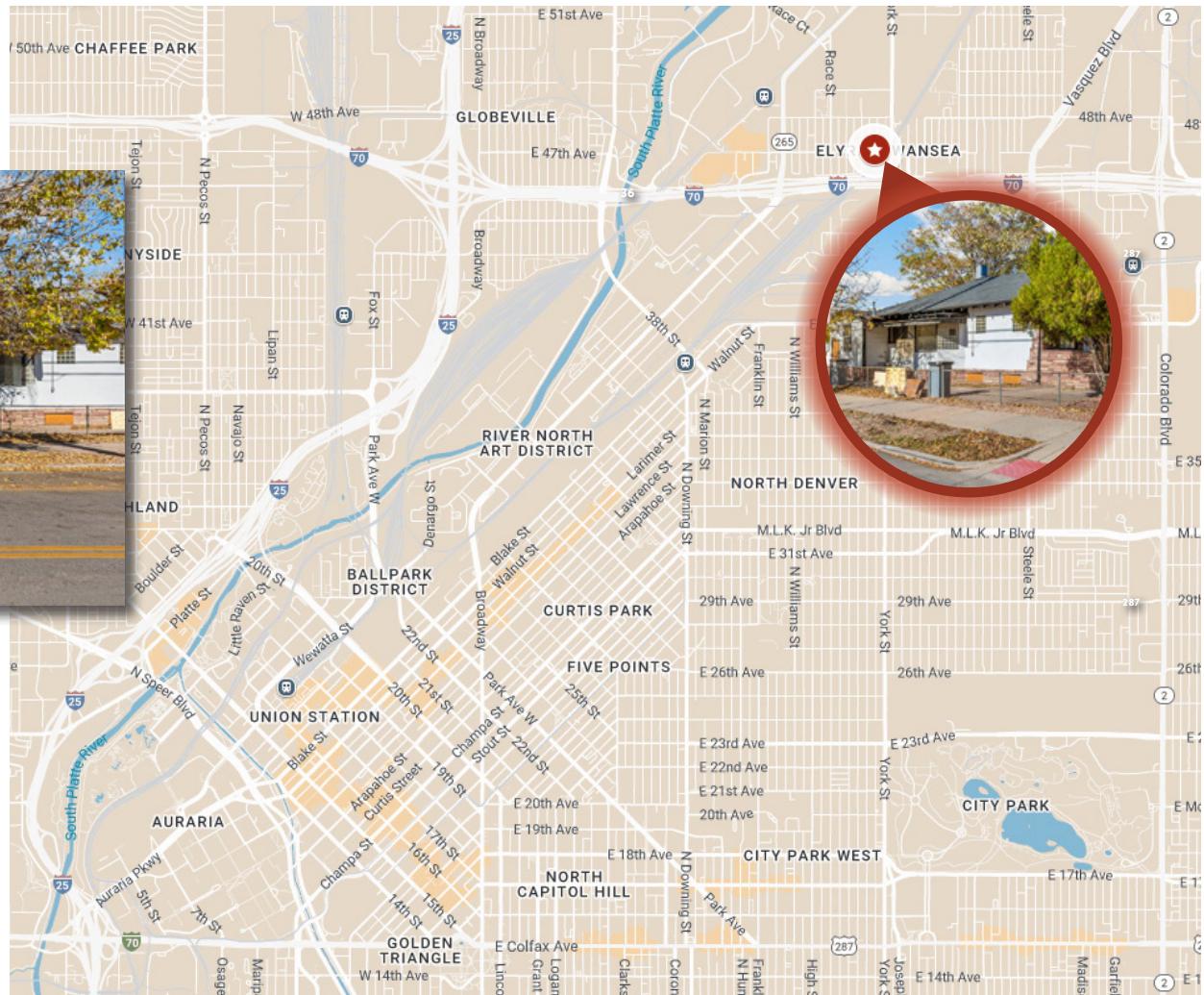


4705 CLAUDE COURT

DENVER, CO 80216



County	Denver
Year Built	1939
# Buildings	2
# Stories	1
Total Units	4
Roof Type	Rolled Asphalt
Gross Building SF	3,736
Lot SF	5,663
Parking Type	Street
# Parking Spaces	1
Zoning	E-TU-B



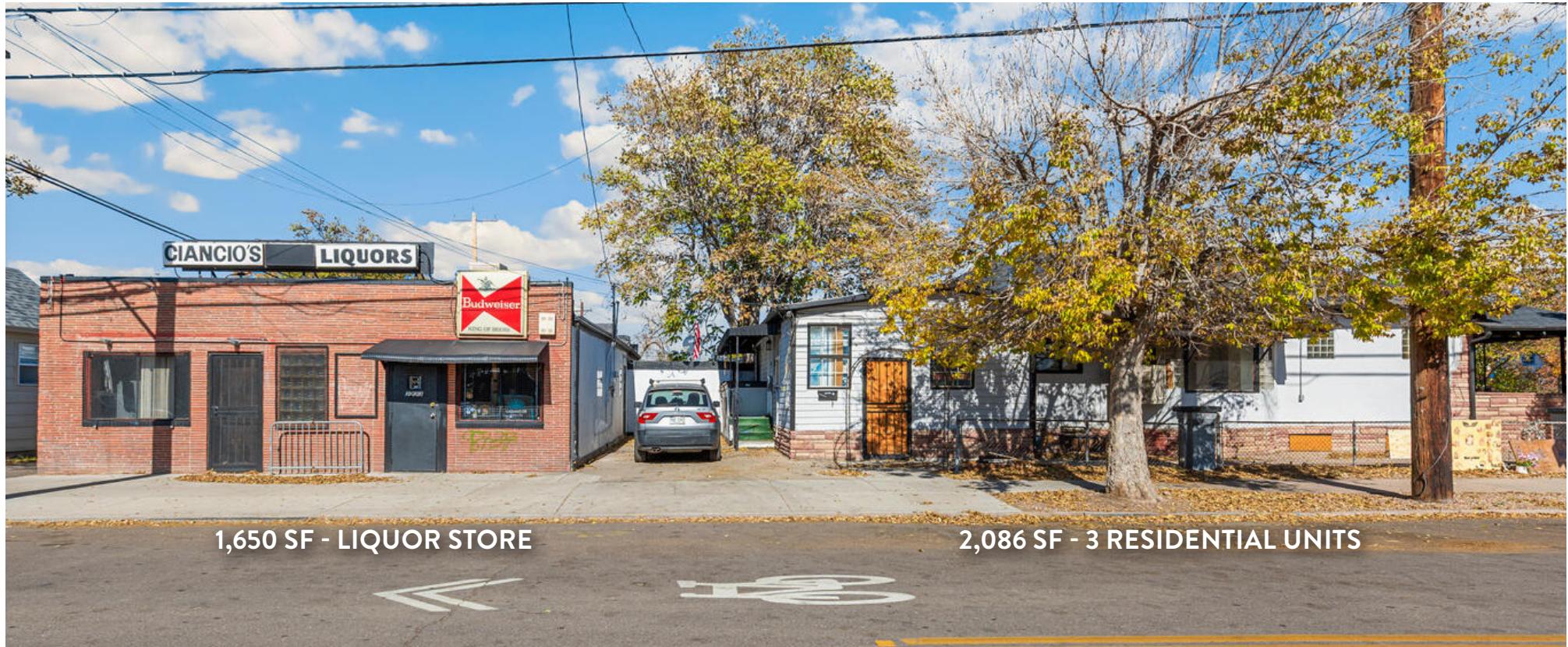
PROPERTY HIGHLIGHTS

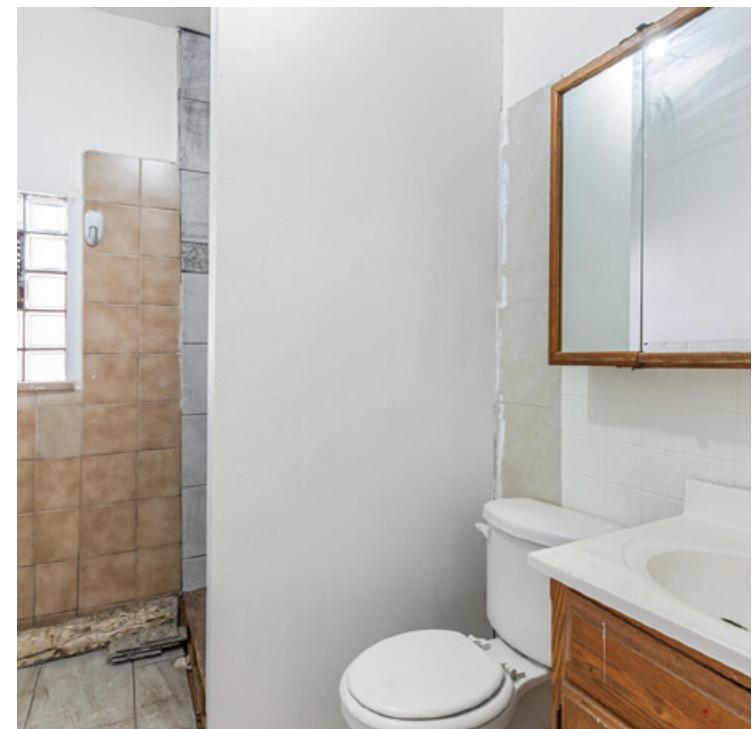
- Owner-user opportunity with income
- Value-add property
- New roof in August 2021
- Active liquor license

AMENITIES

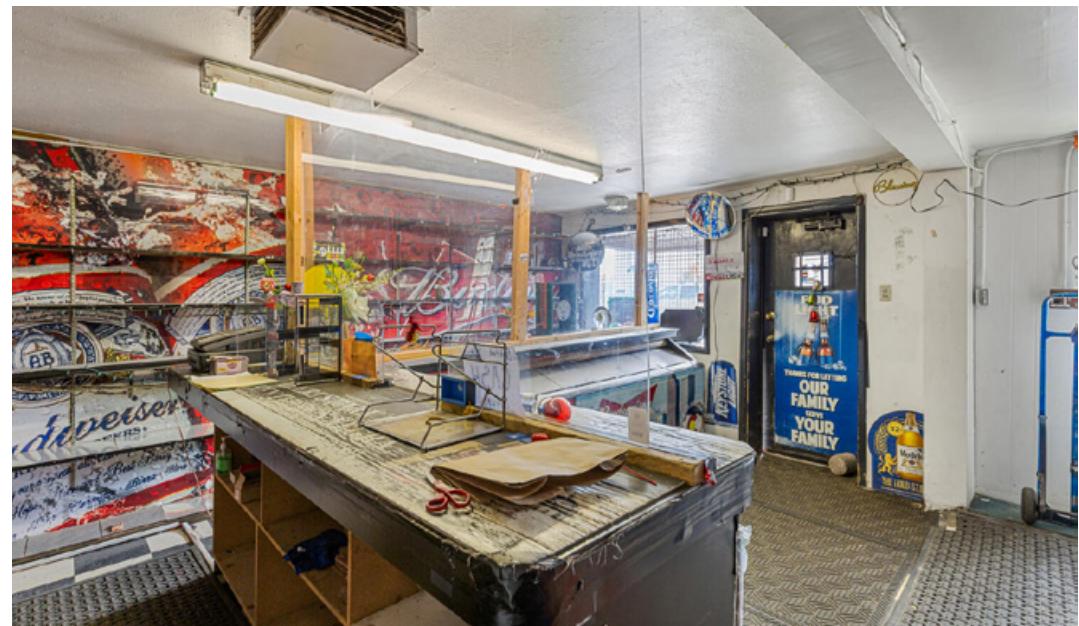
- Separate entrances
- Washer/dryer hook-up in each unit
- 2 water heaters in the triplex
- 1 water heater in the store

PROPERTY PHOTOS





4705 CLAUDE COURT · DENVER /8



FINANCIAL ANALYSIS



RENT ROLL

UNIT TYPE	#	AVERAGE SF	MARKET RENT	MARKET RENT/SF
2 Bed, 1 Bath	1	800	\$1,450	\$1.81
1 Bed, 1 Bath	1	660	\$1,250	\$1.89
1 Bed, 1 Bath	1	626	\$1,200	\$1.92
Liquor Store	1	1,650	\$2,750	\$20.00/SF/YR NNN
TOTAL / AVERAGE	4	3,736	\$6,650	\$1.82



INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$699,000
Total SF:	3,736
Price Per SF:	\$187.10
Total Units:	4
Total Lot SF:	5,663

FINANCING

Loan to Value:	60%
Loan Amount:	\$419,400
Down Payment:	\$279,600
Interest Rate:	6.50%
Amortization:	30 Years



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



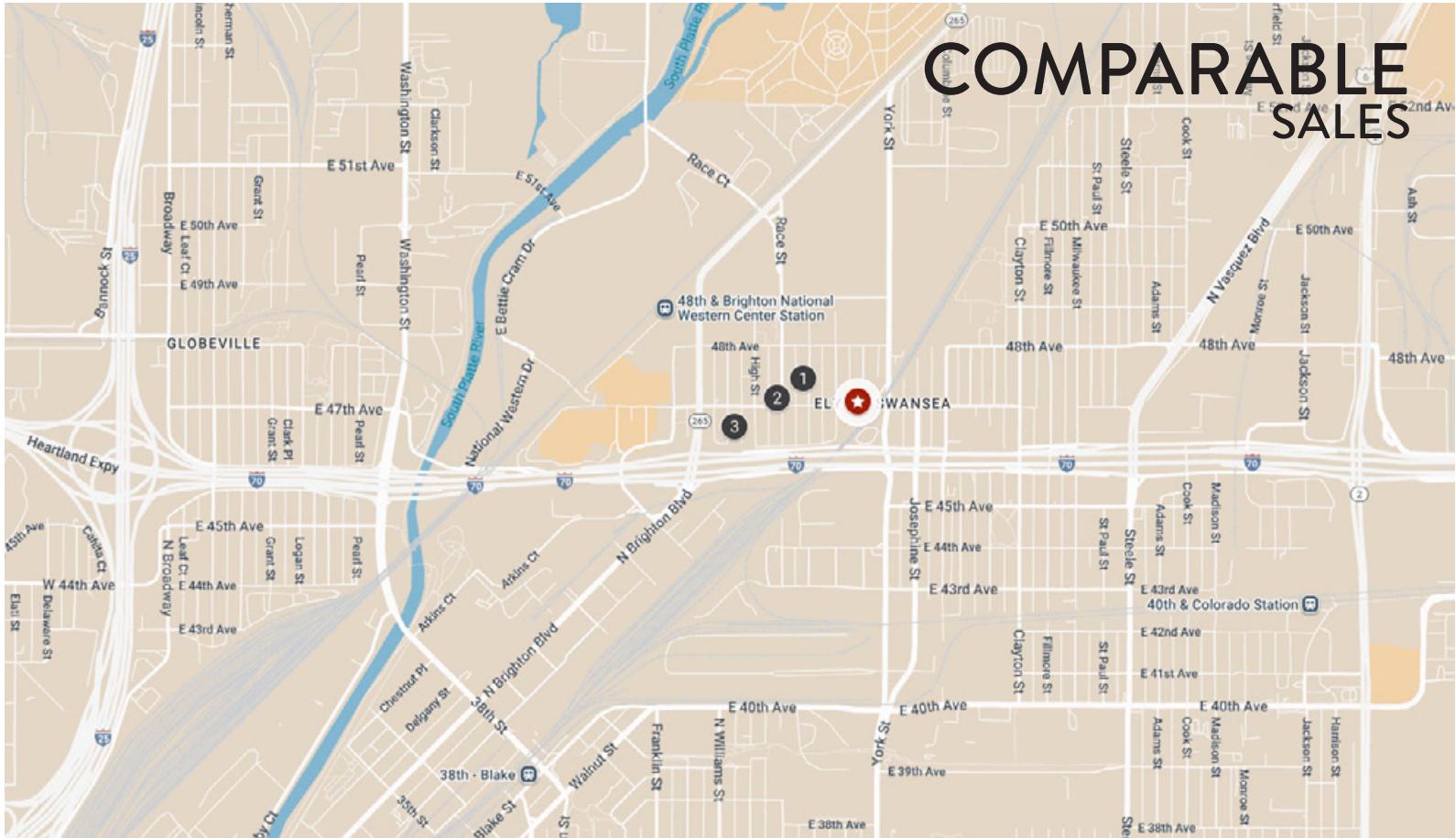
1



2



3



#	PROPERTY	SOLD DATE	SOLD PRICE	UNITS	\$/UNIT	TOTAL SF	\$/SF
Sub 4705 Claude Ct, Denver, CO 80216							
1	4733 Vine St, Denver, CO 80216	2/1/24	\$630,000	3	\$210,000	1,705	\$370
2	4709 Race St, Denver, CO 80216	4/26/24	\$620,000	3	\$206,667	3,932	\$158
3	4662 Williams St, Denver, CO 80216	6/13/24	\$585,000	4	\$146,250	1,997	\$293

AVERAGES

SOLD PRICE

\$611,667

PRICE / UNIT

\$187,639

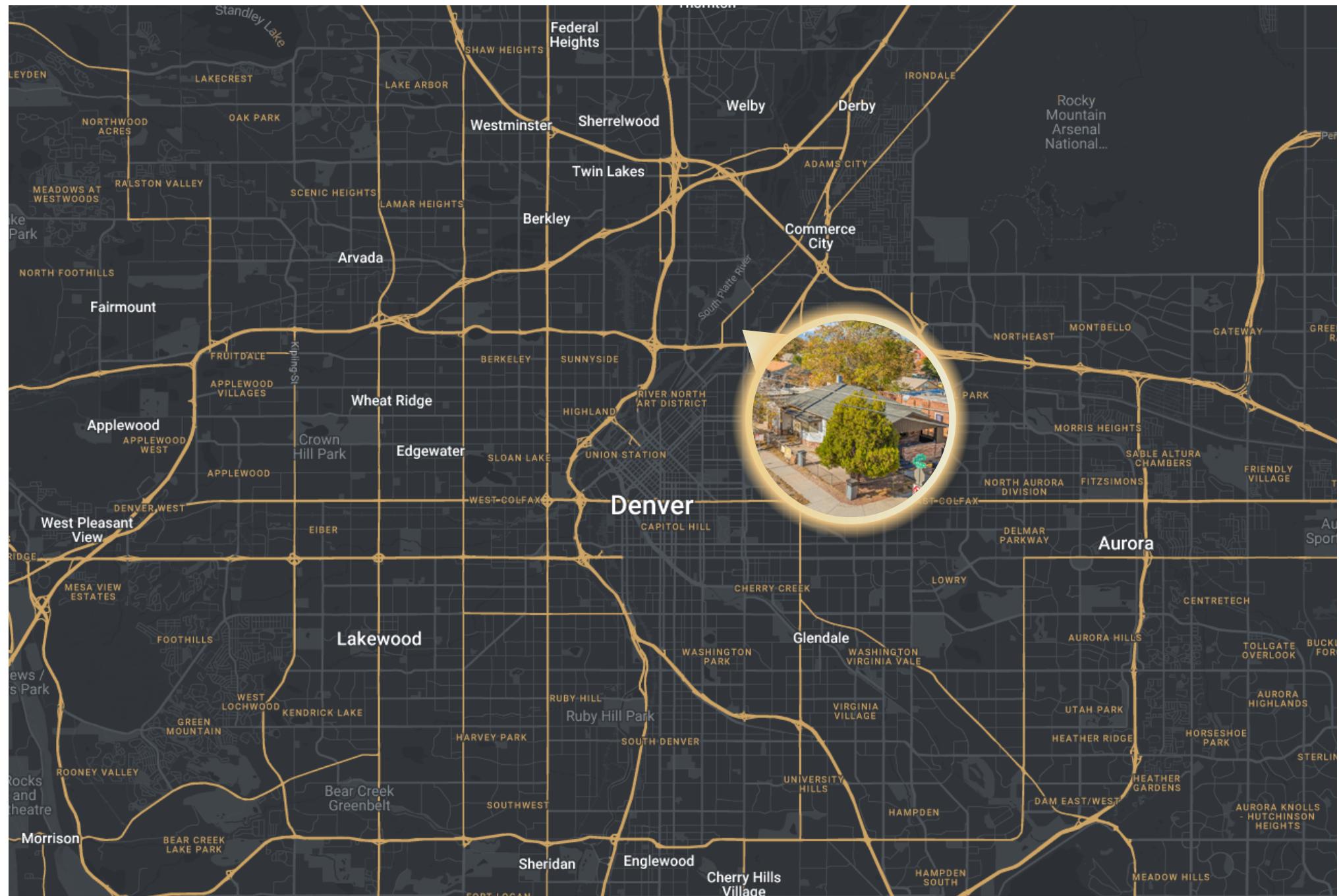
PRICE / SF

\$274

AREA OVERVIEW



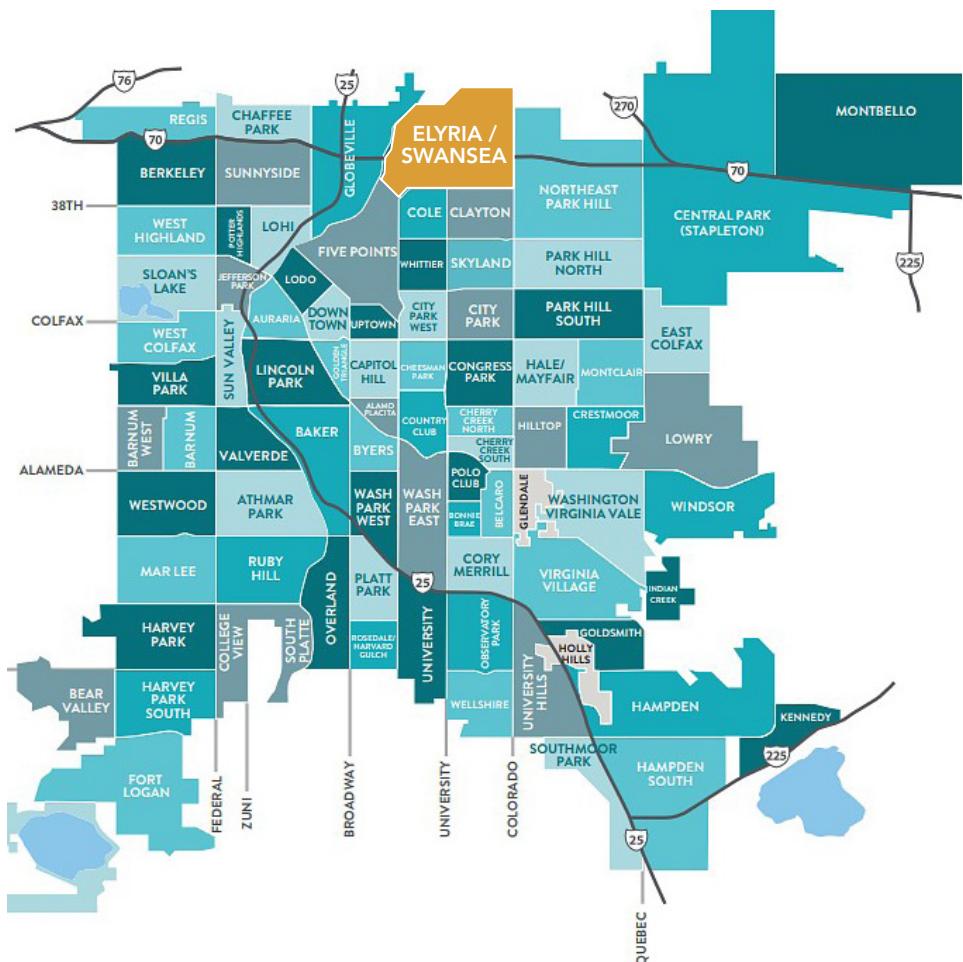
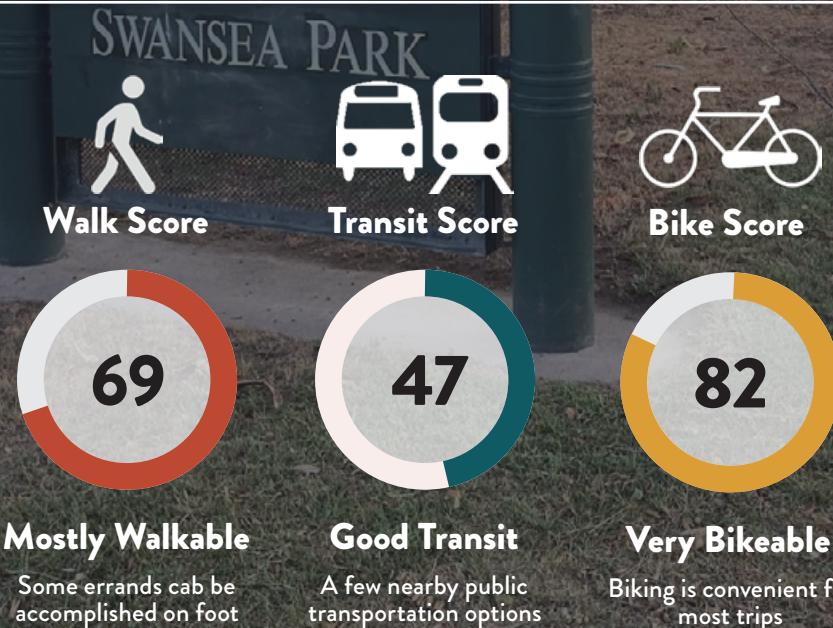
LOCATION MAP



LOCATION HIGHLIGHTS

- Close to Interstates 70 and 25, facilitating convenient access to various parts of Denver and surrounding areas.
- Near the National Western Center, a hub for events and development projects, potentially increasing local economic activity.
- Accessible to RTD bus lines and the A-Line commuter rail, enhancing connectivity to downtown Denver and Denver International Airport.
- Close to parks like Swansea Park and recreational facilities, offering residents outdoor spaces and community programs.
- Presence of local businesses and markets, providing residents with shopping and dining options.

LOCATION WALK SCORE



ELYRIA / SWANSEA NEIGHBORHOOD DENVER COLORADO

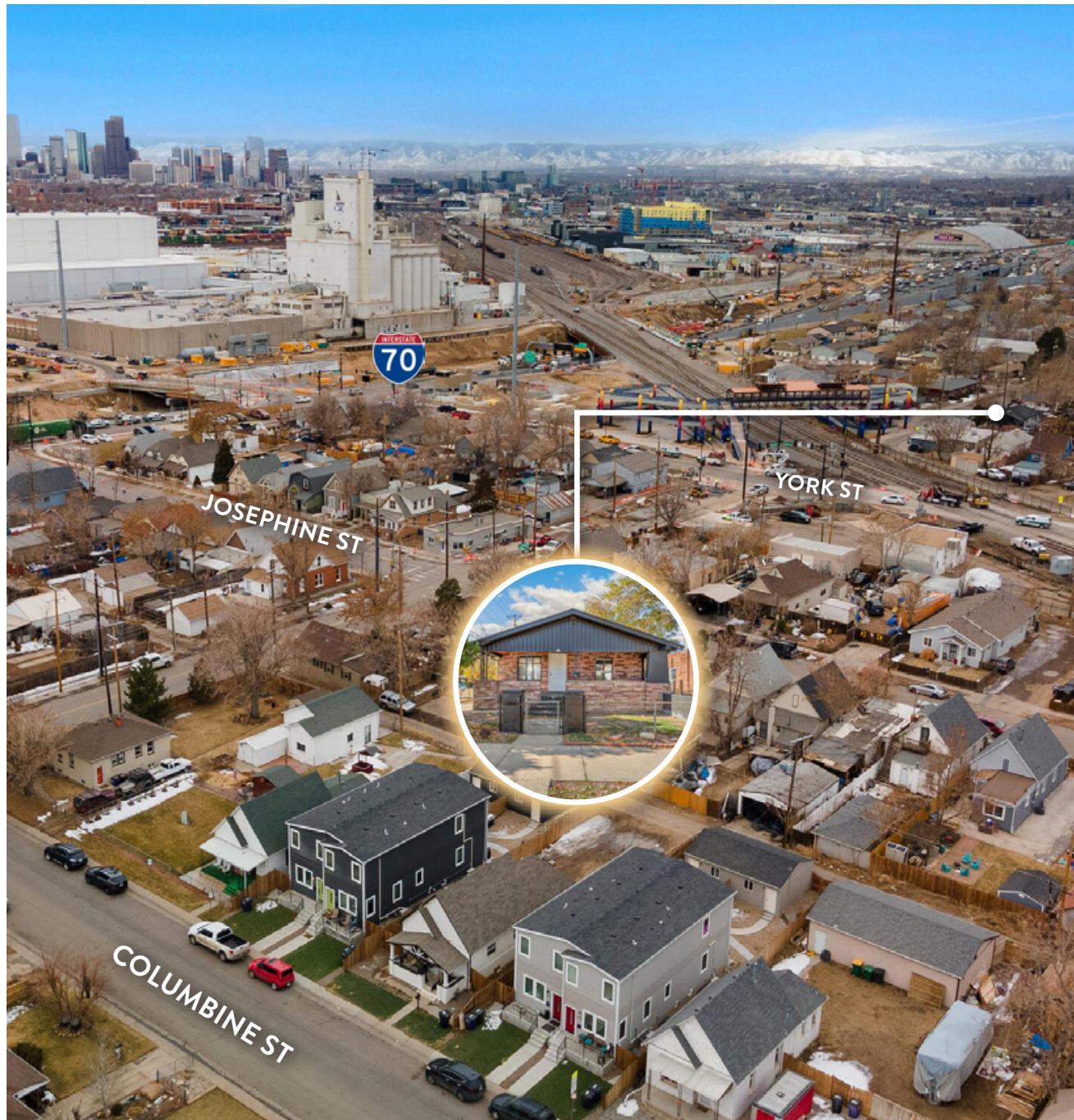
39.7824 ° N 104.9594 ° W

Elyria-Swansea is one of Denver's oldest neighborhoods — with industrial roots that predate the 1900s. Due to its amazing views and easy access to Downtown Denver, it's quickly becoming Denver's newest (and most highly sought after) neighborhood. The city's planned massive redevelopment includes a rebuild of the National Western Complex, Brighton Boulevard and several new light rail stations. In addition to urban development, there's also the state's \$1.2 billion project to expand and sink I-70, which runs directly through the neighborhood.

RETAIL/AREA MAP



LOCATION DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	2 MILES	5 MILES
2024 POPULATION	6,932	35,275	405,901
# OF HOUSEHOLDS	2,136	14,164	188,305
AVG HH INCOME	\$81,186	\$105,049	\$114,929

TRAFFIC COUNTS

Collection Street	Cross Street	VPD
York St	W Alice Pl S	6,211
York St	W Alice Pl S	6,700
York St	E 47th Ave S	5,422
47th Ave	York St W	6,636
York St	E 47th Ave S	5,402
I-70	York St E	7,739
Josephine St	Steavenson Pl S	3,228
Josephine St	Steavenson Pl S	2,340
York St	I-70 NW	8,710
I-70	Vine St W	130,002

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

#2

U.S. NEWS & WORLD REPORT

BEST CITY FOR GRADS

#3

RENT.COM

FASTEST GROWING METRO

#6

FORBES

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#1

FORBES

BEST PLACE TO WORK

#4

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET



DENVER MARKET OVERVIEW COMMERCIAL & MULTI-FAMILY

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

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.

Denver's multifamily market is approaching a turning point as new supply begins to slow while demand strengthens with the spring leasing season. Vacancies, now at 11.6%, have more than doubled in the past four years but recently stabilized as the gap between supply and demand has narrowed. Absorption reached 8,500 units in the past year—well above historical averages—though much of this activity has been driven by heavy use of concessions rather than organic rent growth.

Despite 12,000 units still under construction, new project starts have fallen dramatically, signaling a likely easing of supply pressures by late 2025. This slowdown, combined with ongoing absorption, should set the stage for stronger rent growth ahead. In the meantime, landlords are focused on retention, as renewals are proving more valuable than competing aggressively for new leases in today's highly concession-driven environment.

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.



 951.551.2772

 amanda@khcommercial.com

 LIC#: FA100102015

Colby Constantine

INVESTMENT ADVISOR

Colby Constantine is an Investment Advisor with Kaufman Hagan, an industry-leading commercial real estate firm that specializes in multifamily acquisition and disposition.

Colby graduated from the University of Portland with a degree in Finance as well as Operations Technology Management. While pursuing these degrees, he helped captain the Division 1 Men's Soccer team to their first WCC Championship in 15 years.

Prior to KH Commercial, Colby worked in the private lending space for acquisition, development, and construction of multifamily assets. Previously licensed with a Series 65, Colby truly understands what it means to be a fiduciary, always putting his client's best interests above his own.

Colby is passionate about providing his clients with attentive, bespoke service by simplifying the acquisition and disposition process and using illustrative data to assure his clients achieve the best possible outcome given their unique situation.

When Colby is not in the office, he loves to travel, hike, and camp in the beautiful outdoors with his wife and goldendoodle. His wife, Kelsey, is currently an Emergency Medicine Resident Physician at Denver Health and CU Anschutz. Additionally, he enjoys staying active by playing hockey, soccer and golf.



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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 4705 Claude Court, Denver, CO 80216 (“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.

