



\$3,485,000

PRIME RETAIL CONDO ON DENVER'S
ICONIC 16TH STREET MALL. STRONG
TENANT BASE, **9.5% CAP RATE!**

FOR SALE!

403 16th Street 3rd Floor Denver, CO 80202

Located on the newly renovated 16th Street in Downtown Denver, this retail condo presents a rare and highly desirable investment opportunity. The property benefits from exceptional foot traffic, outstanding street visibility, and close proximity to public transportation in one of Denver's most active urban corridors.

The space is fully leased to a national credit salon suite operator and a reputable local engineering firm, offering a diversified and reliable income stream. With a competitive 9.5% cap rate, this asset delivers strong in-place cash flow and long-term investment stability.



AVANT GROUP

201 MILWAUKEE ST SUITE 200 DENVER, CO
PH: 720 364-2073



FINANCIALS:

403 16th Street 3rd Floor Denver, CO 80202

Investment Summary:									
Price: \$3,485,000									
CAP rate: 9.5%									
Price per square foot: \$313									
Tenant:	Area SF:	Lease Commencement	Lease Expiration	Annual Rent	Rent/SF	Increases	Expense Reimbursements	Lease Type	Options
Salon Lofts	8715	3/29/2024	3/30/2034	\$ 244,020.00	28	3%/Annual	11.25 / ft (estimated per lease)	NNN	(2) 5 year options
Pure Power Engineering	2405	2/1/2022	3/31/2026	\$ 88,372.97	36.07	3%/Annual	\$0 / Gross Lease	NNN	(1) 3 year Options
Summary	Current Annualized	Per SF							
Net Leased Income	\$ 332,392.97	\$ 29.89							
NNN Reimbursements	\$ 98,043.75	\$ 8.82							
Total Income	\$ 430,436.72	\$ 38.71							
Recoverable Expenses									
CAM	\$ 44,010.75	\$ 3.96							
Real Estate Taxes	\$ 42,006.30	\$ 3.78							
Insurance	\$ 12,026.70	\$ 1.08							
Total Recoverable Expenses	\$ 98,043.75	\$ 8.82							
NOI	\$ 332,392.97	\$ 29.89							



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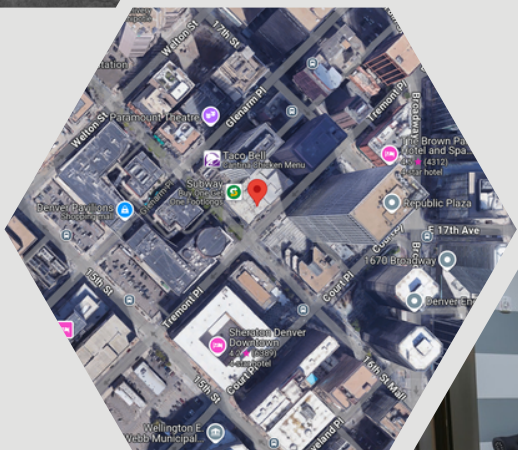


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- **THE NEW 16TH STREET: A CATALYST FOR INVESTMENT**
- **THE RECENT TRANSFORMATION OF DENVER'S 16TH STREET HAS REVITALIZED THE ENTIRE CORRIDOR, CREATING A MORE DYNAMIC, PEDESTRIAN-FRIENDLY, AND BUSINESS-FORWARD ENVIRONMENT. WITH IMPROVED INFRASTRUCTURE, ENHANCED SAFETY, AND INCREASED MOBILITY, THIS REVITALIZED STRETCH IS NOW ONE OF THE CITY'S MOST VIBRANT DESTINATIONS.**
- **INVESTING IN 403 16TH STREET MEANS:**
- **IMMEDIATE UPSIDE IN A PRIME LOCATION: LEVERAGE THE SURGE IN FOOT TRAFFIC AND ECONOMIC ACTIVITY SPURRED BY THE RENOVATION.**
- **APPRECIATING ASSET VALUE: AS THE CORRIDOR CONTINUES TO ATTRACT TOP-TIER TENANTS AND VISITORS, PROPERTY VALUES ARE EXPECTED TO RISE.**
- **LONG-TERM INVESTMENT SECURITY: THE COMPLETED UPGRADES SUPPORT A SUSTAINABLE, HIGH-DEMAND URBAN CORE IDEAL FOR STABLE INCOME GROWTH.**
- **NOW IS THE TIME TO INVEST IN A FULLY IMPROVED, HIGH-VISIBILITY LOCATION POISED FOR CONTINUED SUCCESS.**



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