

4,708 SF Mixed-Use Building

For Sale: \$2,600,000

3484 S Broadway presents a rare opportunity to acquire a fully leased mixed-use asset in the heart of Englewood's thriving South Broadway corridor. Anchored by a successful sushi restaurant on the ground floor and complemented by five fully furnished residential units catering to traveling nurses and healthcare professionals, the property delivers immediate cash flow from multiple income streams. Its strategic location provides convenient access to Denver's major employment centers, hospitals, and transit routes, supporting continued demand for both the commercial and residential components. With stable tenancy, diversified revenue, and strong long-term growth potential, 3484 S Broadway offers investors a turnkey asset positioned to benefit from the ongoing revitalization and appreciation of the South Broadway market.

For leasing information, contact

Ellen Cummings
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206.478.5658

Marin Dornseif
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720.217.9884



3484 S. Broadway
Englewood, CO 80113

Property Details

- Total Building SF: 4,708
- Year Built: 1935
- Currently a restaurant on main floor with 5 vacation rentals upstairs

Investment Highlights



Fully Leased Mixed-Use Asset featuring a successful sushi restaurant occupying the entire ground floor and five furnished residential units on the second level, providing diversified income streams and reduced vacancy risk.



Turnkey Furnished Apartments: Five furnished apartments catering to traveling nurses and healthcare professionals, benefiting from continued demand generated by the Denver metro area's major medical employers and healthcare network.



Prime South Broadway Location positioned along one of Englewood's most active commercial corridors, offering excellent visibility, walkability, and convenient access to Downtown Denver, light rail, and surrounding employment centers.



Stable Cash Flow with Complementary Uses as the restaurant creates consistent foot traffic and neighborhood activity while the furnished residential units capitalize on the growing short- and mid-term rental market for medical, corporate, and relocation tenants.



Rare Urban Mixed-Use Investment Opportunity combining restaurant, residential, and hospitality-style income within a single asset.

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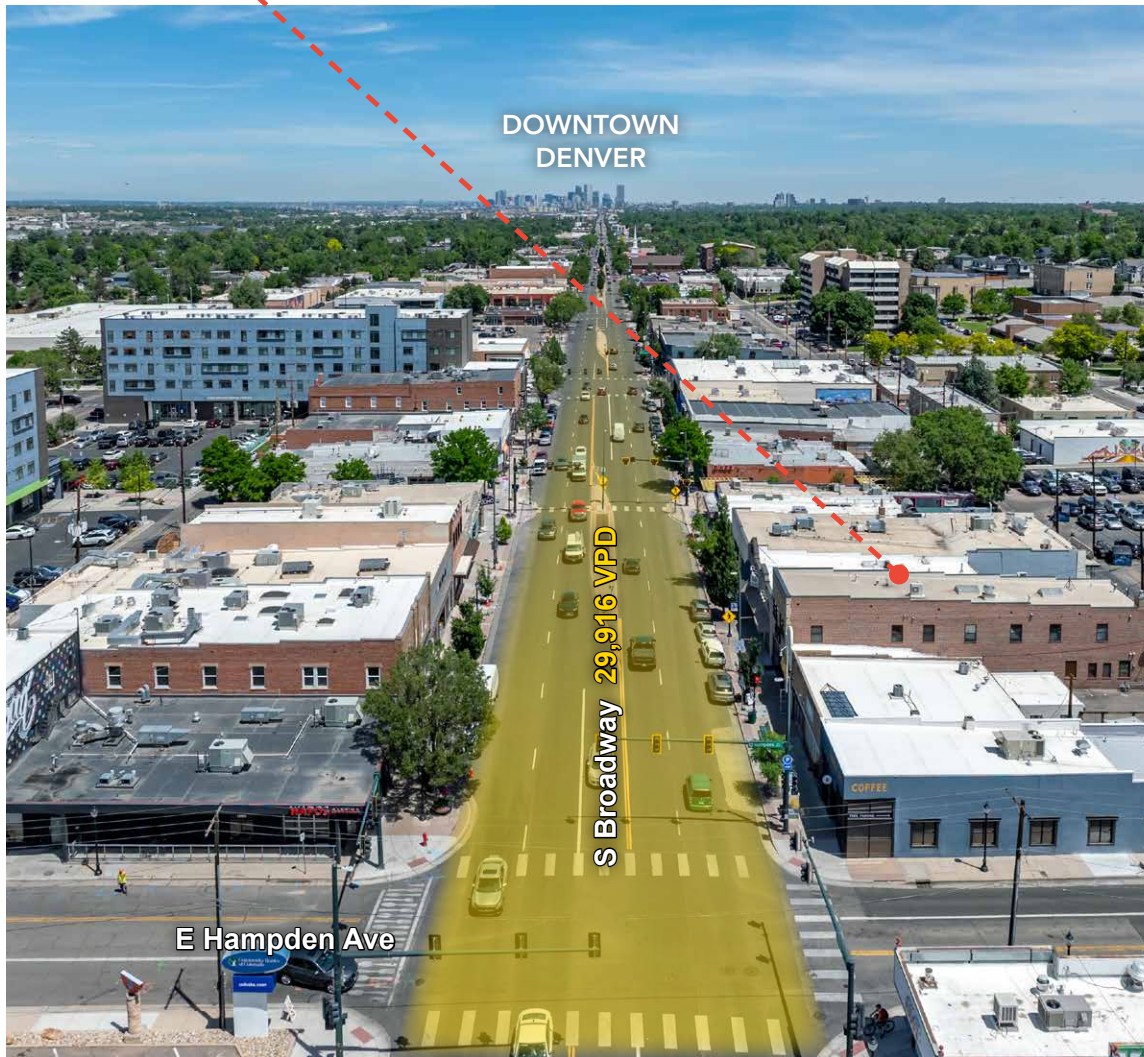
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4,708 SF FOR SALE

3484 S. Broadway
Englewood, CO 80113



Demographics

	1 Mile	3 Miles	5 Miles
Population	19,263	51,929	375,162
Households	9,798	23,532	163,013
Avg. HH Income	\$108,684	\$126,421	\$126,671

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CityCenter Englewood | ~1.2 miles northwest

Mixed-use downtown destination featuring retail, restaurants, civic amenities, and direct RTD light rail access.

Englewood Plaza | ~1.3 miles northwest

Neighborhood shopping center offering convenient daily-needs retail, dining, and services.

Englewood Marketplace | ~1.8 miles southwest

Regional power center anchored by national retailers just off Hampden Avenue.

River Point at Sheridan | ~2 miles west

Premier southwest Denver shopping destination with major national retailers, restaurants, and entertainment.

3484 S. Broadway

Englewood, CO 80113



Nearby Destinations

**U.S. Highway 285
(Hampden Avenue)**
 <1 mile

Santa Fe Drive (US-85)
 ±2 miles west

Downtown Englewood
 ±1 mile north

Downtown Denver
 ±8 miles north

Cherry Hills Country Club
 ±2 miles east

Denver Tech Center
 ±7 miles southeast

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord 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 tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant 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 TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

3484 S. Broadway, Englewood CO 80113

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

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 ☐ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☐ Show the premises ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

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 Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

/s/ Stuart Zall (original signature on file and available upon request)

Broker