

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

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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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/SF MG
MG:	Tenant Pays Prorated Building Portion of T & I
MG:	\$5.14 MG SF
Available Space:	3,000+ SF
First Floor:	1,700 SF
Basement:	1,300 SF
Zoning:	U-MS-3
Frontage:	Prominent South Broadway frontage with exceptional
Parking:	0.5 spaces per 1,000 SF
Condition:	Recently renovated with Class A finishes

Property Overview

This multi-tenant retail and office property offers a rare opportunity to lease or acquire a versatile space in one of Denver's most desirable commercial corridors. Ideal for investors, owner-users, or tenants, the property supports a wide range of uses including retail, office, restaurant, entertainment, or hospitality concepts.

The space is currently built out as a distillery; however, the distillery is no longer in operation. The existing distillery equipment can be included for a tenant or owner looking to continue the use, or it can be removed to accommodate a new concept. The layout is exceptionally well suited for a high-end restaurant, featuring multiple walk-in coolers in the basement that could easily be converted to include freezer storage for food service operations. Furniture, fixtures, and equipment (FF&E) are available for purchase and are negotiable, providing added flexibility and value for a new owner or tenant.

Features: Existing distillery buildout, large walk-in cooler, floor drains in the basement, washable flooring, upgraded electrical service, new sprinkler system, and high-end finishes throughout.

Flexible Use: Distillery equipment may be included or removed, making the space ideal for restaurant, retail, brewery/distillery, entertainment, or other commercial concept.

Location Overview

South Broadway is one of Denver's most vibrant commercial corridors, known for its eclectic mix of restaurants, boutiques, breweries, entertainment venues, and local retailers. The area attracts a diverse mix of residents and visitors, generating exceptional foot traffic and visibility throughout the day and evening.

The property also stands to benefit from the planned redevelopment of Santa Fe Yards near Broadway and I-25, which will feature a 14,500-seat professional women's soccer stadium, entertainment district, public park, restaurants, retail, and mixed-use development. The project is expected to bring significant year-round activity, visitors, and investment to the South Broadway corridor, further enhancing the area's appeal for retailers, restaurants, and service-oriented businesses.

Combined with its central location, walkability, convenient RTD access, and proximity to downtown Denver, this property offers an outstanding opportunity for businesses looking to establish themselves in one of Denver's fastest-growing and most active commercial districts.

SECTION II

Property Photos



PROPERTY PHOTOS

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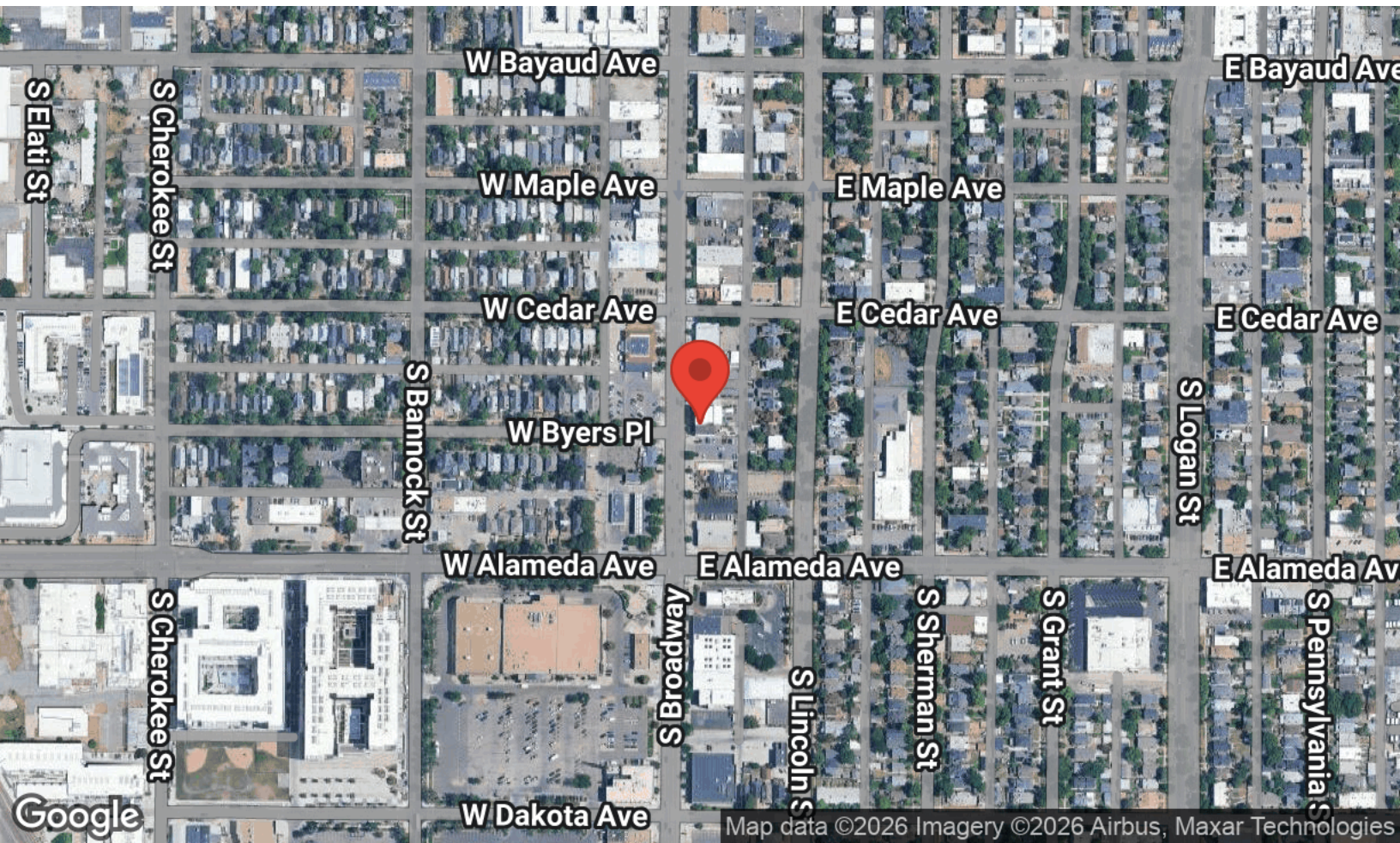
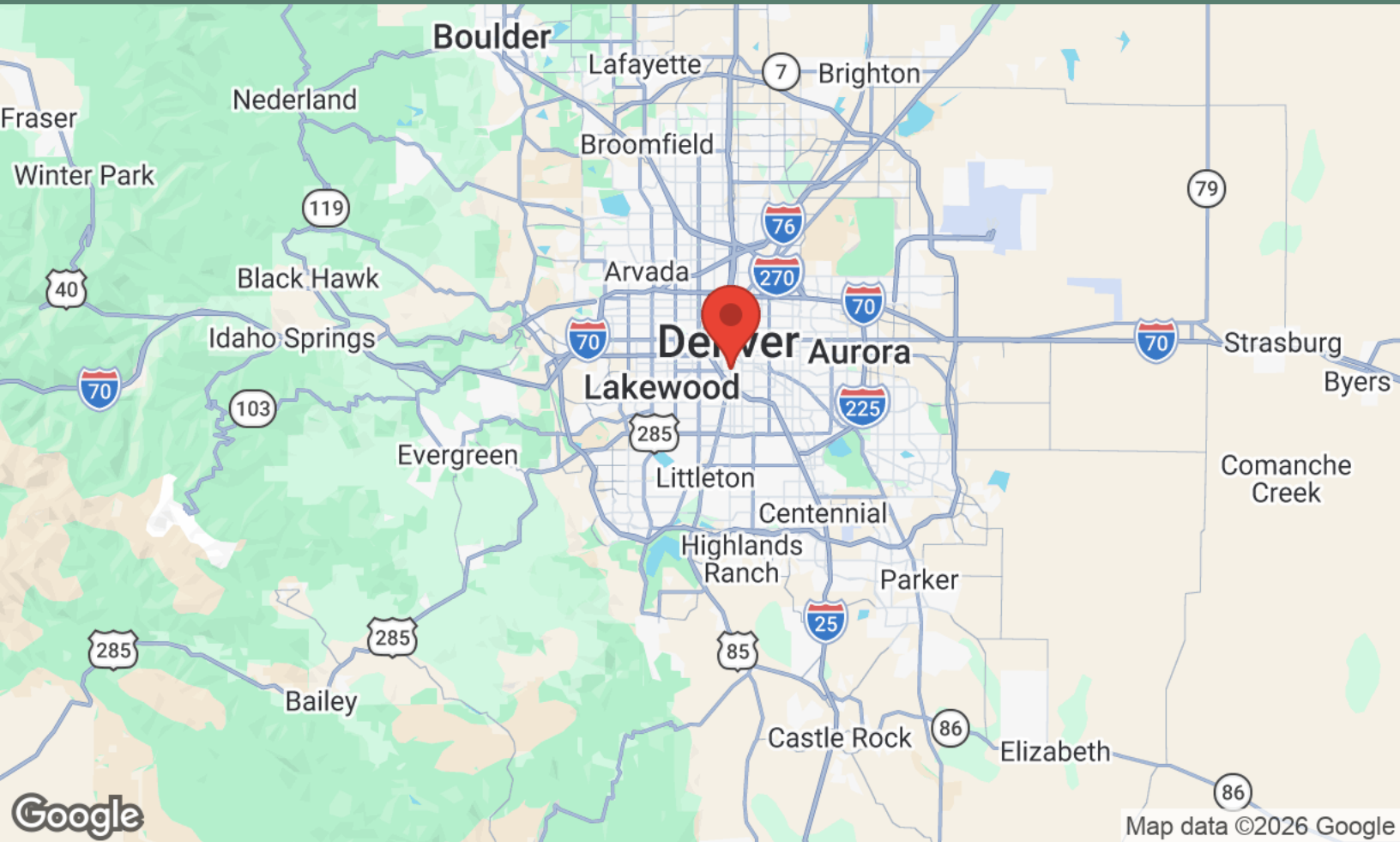
SECTION III

Maps / Demographics



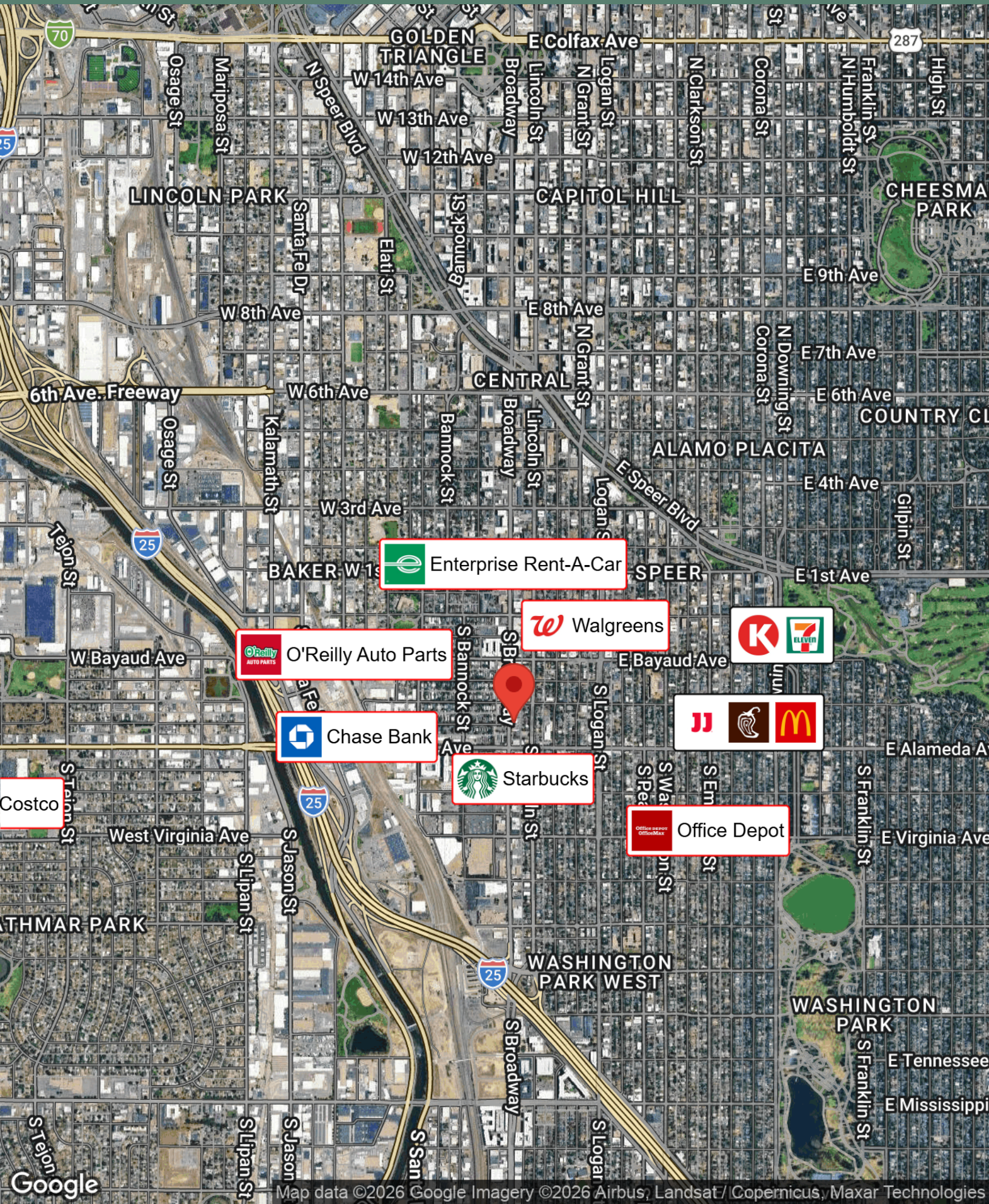
LOCATION MAPS

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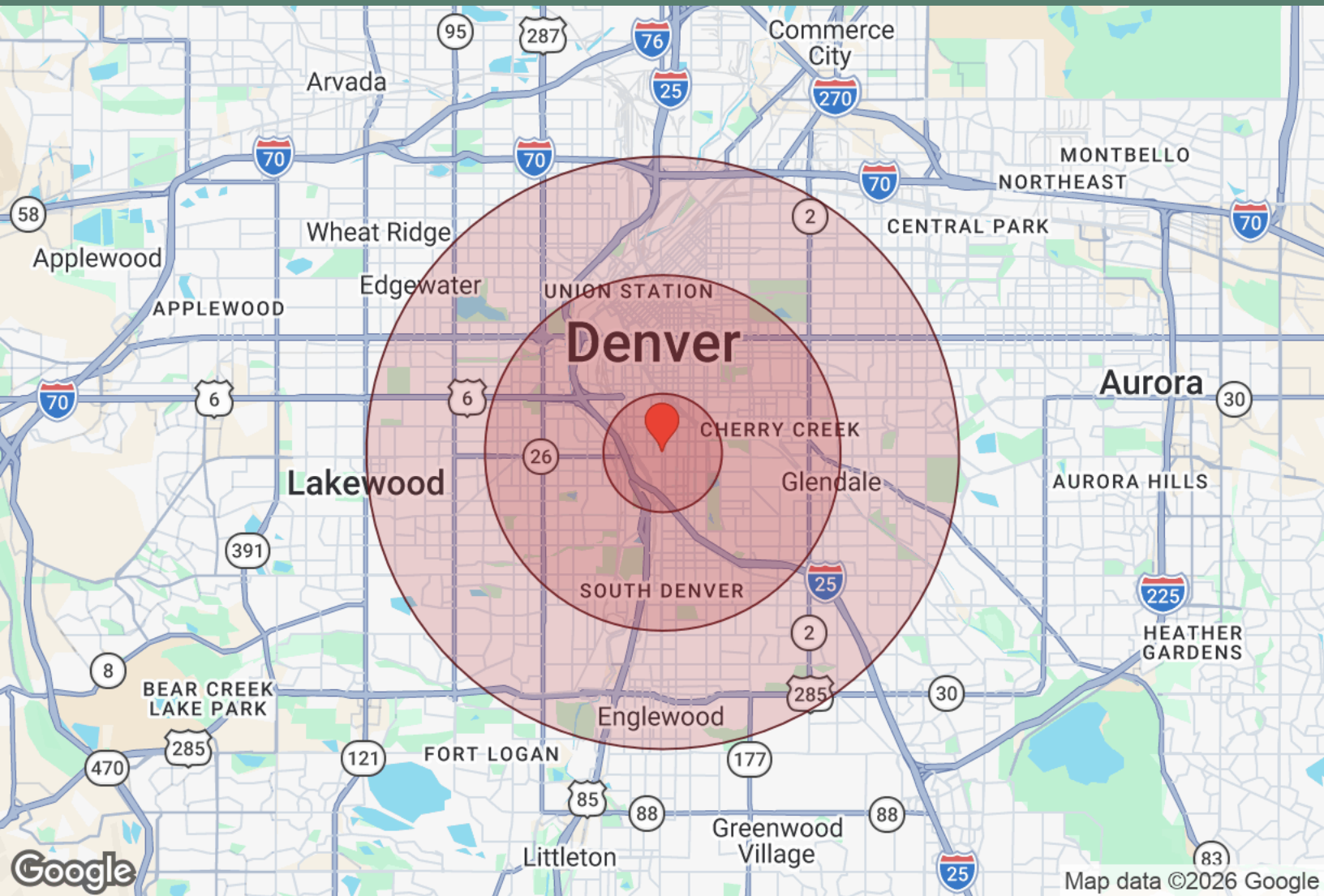
BUSINESS MAP

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DEMOGRAPHICS

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	13,906	122,587	291,923
Female	13,480	110,661	270,829
Total Population	27,386	233,248	562,752

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	19,762	141,348	337,032
Black	1,087	14,275	37,648
Am In/AK Nat	77	933	2,307
Hawaiian	16	163	338
Hispanic	4,705	59,945	146,709
Asian	898	9,353	21,610
Multiracial	770	6,741	15,757
Other	68	513	1,351

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,728	138,744	309,193
Occupied	16,483	121,367	274,212
Owner Occupied	6,025	46,244	117,705
Renter Occupied	10,458	75,123	156,507
Vacant	2,245	17,378	34,981

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,535	27,470	74,772
Ages 15 - 24	1,774	25,406	60,053
Ages 25 - 54	17,747	129,538	301,206
Ages 55 - 64	2,115	21,548	52,200
Ages 65+	3,215	29,284	74,521

Income	1 Mile	3 Miles	5 Miles
Median	\$114,506	\$100,065	\$101,445
Under \$15k	846	10,166	20,876
\$15k - \$25k	474	5,566	12,282
\$25k - \$35k	576	6,361	13,605
\$35k - \$50k	932	8,863	20,474
\$50k - \$75k	2,251	15,293	36,058
\$75k - \$100k	2,126	14,403	32,283
\$100k - \$150k	3,117	20,355	47,123
\$150k - \$200k	2,383	13,265	30,759
Over \$200k	3,778	27,094	60,751

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.

TENANT/BUYER DISCLOSURE

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