

**2845 | WYANDOT ST**  
DENVER, CO 80211

SALE PRICE  
**\$1,190,000**



**OWNER/USER TURNKEY SALON**  
3,104 SF W/ PARKING



**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

**303.321.5888**

[mlippitt@uniqueprop.com](mailto:mlippitt@uniqueprop.com)

**JUSTIN N. HERMAN**

VICE PRESIDENT

**720.881.6343**

[jherman@uniqueprop.com](mailto:jherman@uniqueprop.com)

 **UNIQUE**  
PROPERTIES

TCN  
COMMERCIAL  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
[www.uniqueprop.com](http://www.uniqueprop.com) | 303.321.5888

2845 Wyandot Street, Denver, CO 80211

## Team Contacts

---

### **Marc S. Lippitt**

Principal  
303.321.5888  
mlippitt@uniqueprop.com

### **Justin Herman**

Vice President  
720.881.6343  
jherman@uniqueprop.com



### **Unique Properties, Inc**

400 South Broadway | Denver, CO 80209  
[www.uniqueprop.com](http://www.uniqueprop.com)

## Confidentiality & Conditions

All materials and information received or derived from Unique Properties, Inc its directors, officers, agents, advisors, affiliates and / or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties, Inc its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties, Inc will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

#### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties, Inc makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties, Inc does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ

from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY HIGHLIGHTS

Sale Price:	\$1,190,000
Property Type	Retail
Building Size:	3,104 SF
Price/PSF:	\$383.37 / SF
Lot Size:	6,345 SF
Year Built	1907
Zoning:	C-MX-5
Property Taxes (Est):	\$23,108 (2025)

## PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present to qualified users and investors the opportunity to purchase 2845 Wyandot Street in Denver, Colorado. This property is a multi-generation salon that has been in continual operations since the 80's. First, Bliss Salon, then The Powder Room, then Wyandot Beauty, then Wellness Collective. Most recently Wild Indie Hair Lounge occupied the building. This property was built in 1907 and has been impeccably maintained over the years by the current owner. The lower level is a standalone unit, and is currently occupied by a tattoo artist paying \$1,100 per month.

- Located in the Lo-Hi neighborhood.
- Easy access to downtown Denver and Interstate 25.
- Off-Street Parking | 7 Spaces
- Plethora of nearby shopping, dining, and entertainment.
- Permissive C-MX-5 zoning | Multitude of possibilities.
- Qualifies for SBA | Potential to buy with 10% down





**SITE**

2306 W. 29TH AVENUE  
ALSO AVAILABLE FOR SALE  
\$1,499,000 | 4,742 SQ. FT.

W. 29TH AVENUE

WYANDOT STREET

N 

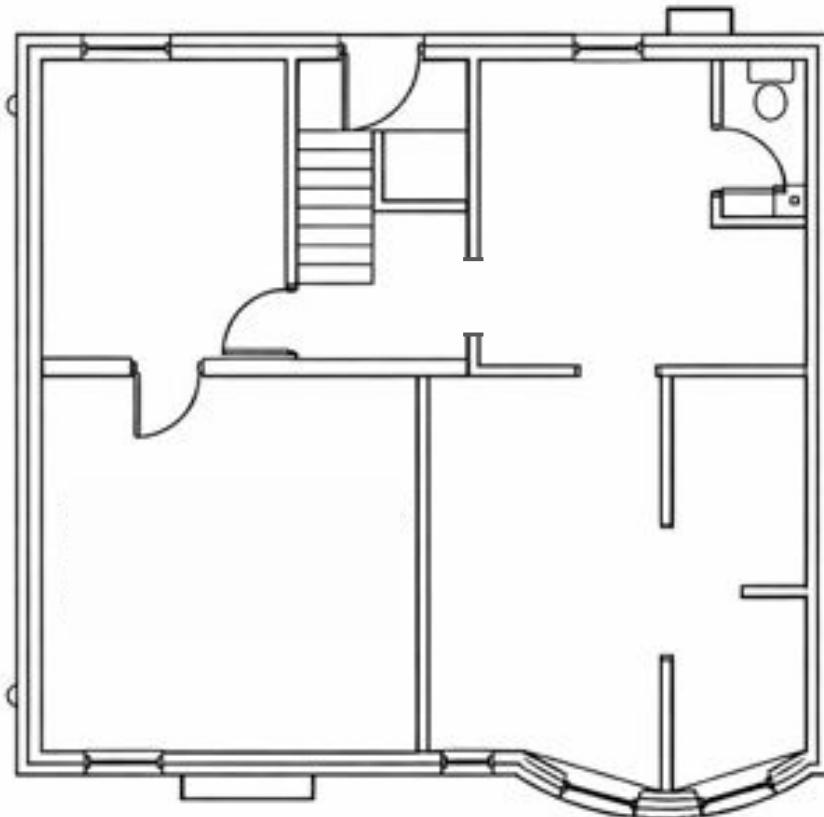
# NEARBY SHOPPING/DINING/ENTERTAINMENT



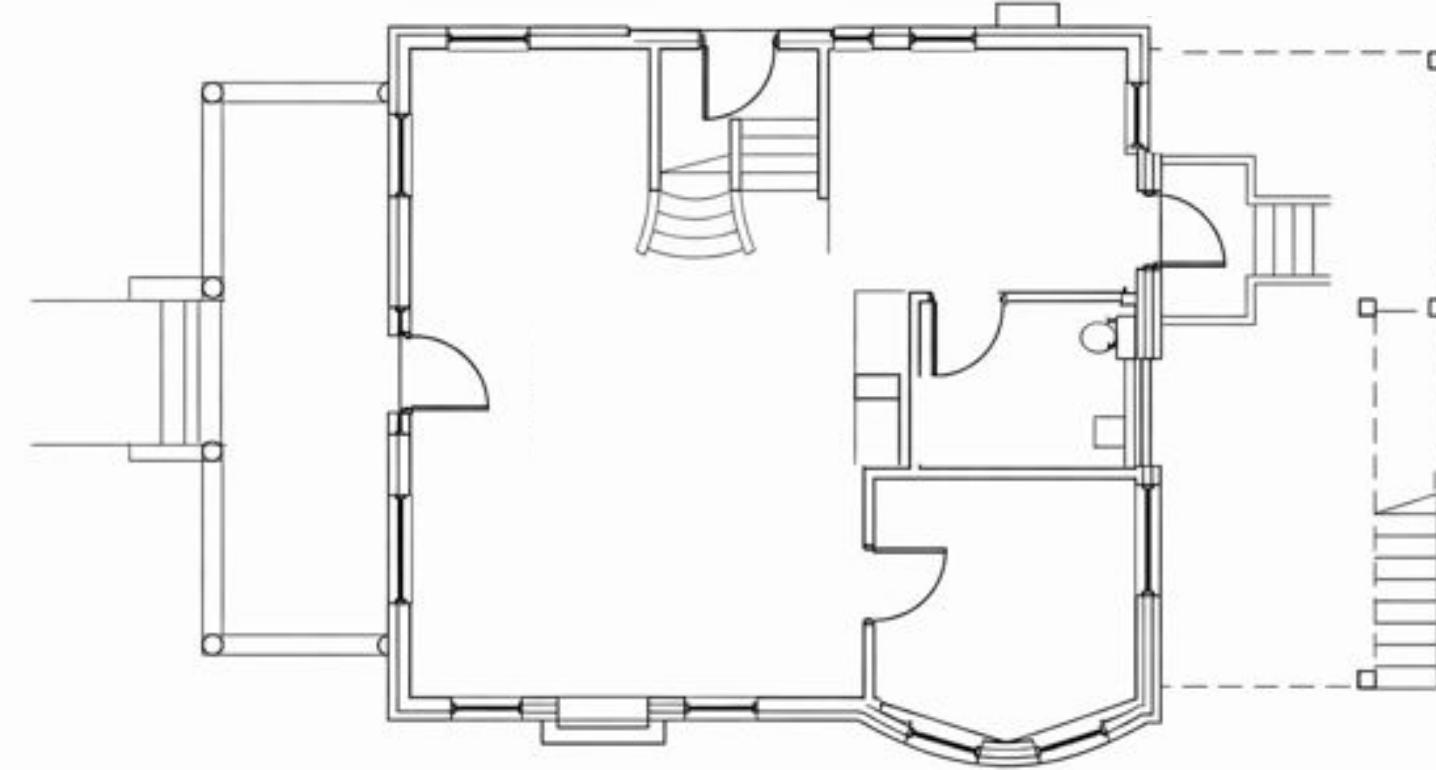
# AREA MAP



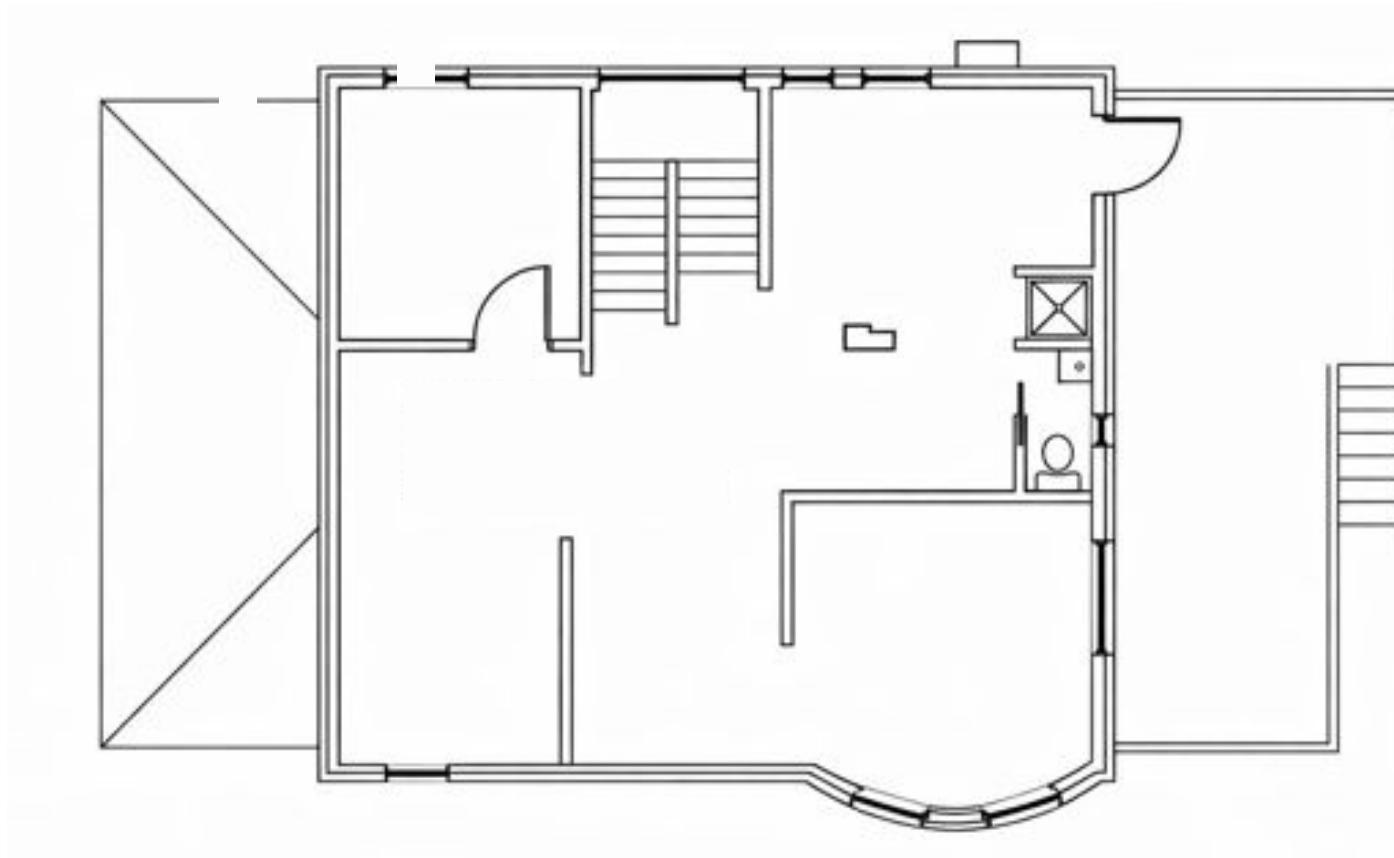
## LOWER LEVEL LAYOUT



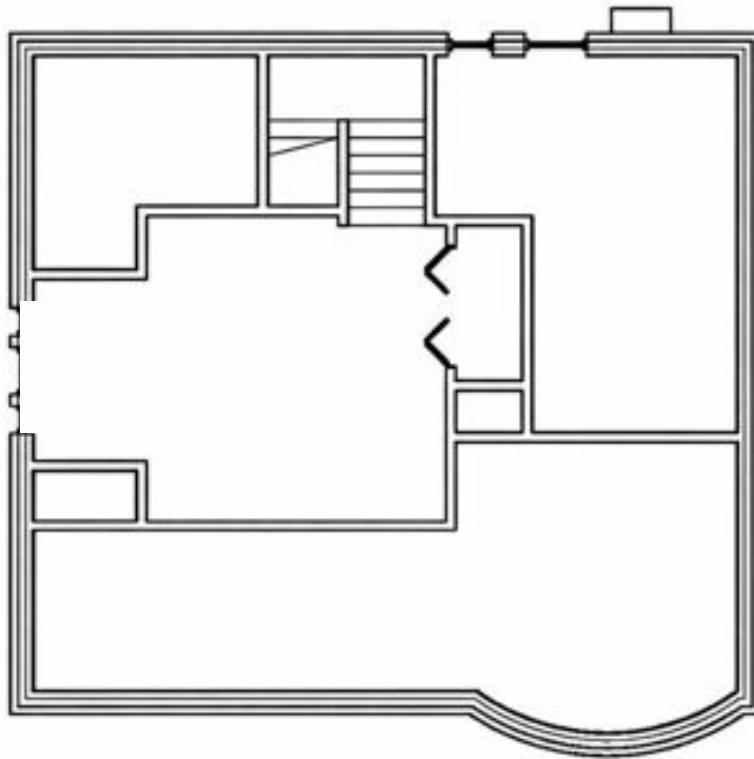
# 1ST FLOOR LAYOUT



## 2ND FLOOR LAYOUT



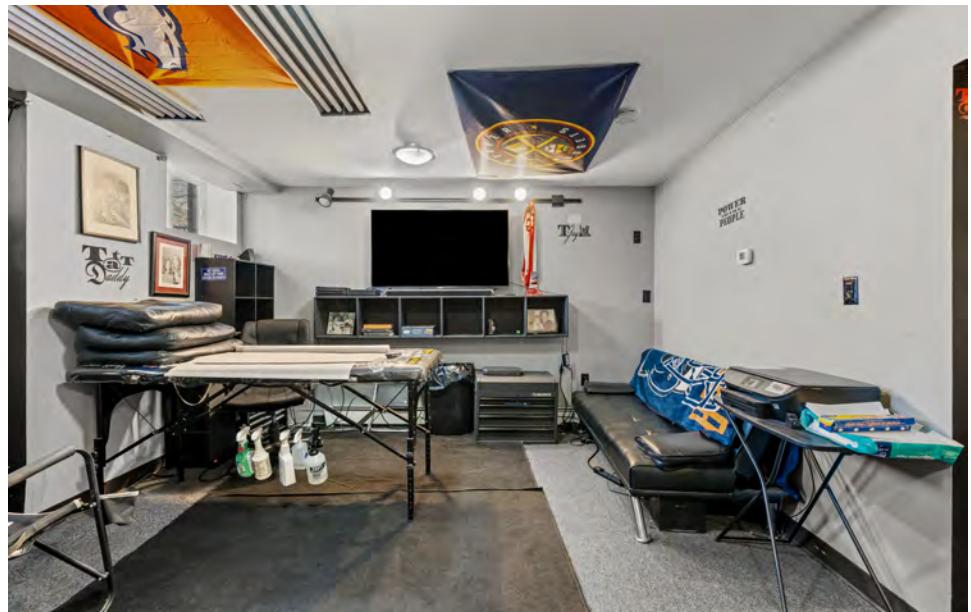
## 3RD FLOOR LAYOUT



## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



# RENT VS. OWN SCENARIO

SOURCE/ASSUMPTION	RENT	SBA (1)	CONVENTIONAL (2)
EST. LOAN		\$1,071,000	\$952,000
EST. EQUITY REQUIRED		\$119,000	\$238,000
RENT/MORTGAGE	\$29.50 PSF NNN	\$63,779	\$73,605
TAXES (3)	See Tax Analysis	\$16,096	\$23,108
INSURANCE	Per Owner	\$3,928	\$5,640
UTILITIES	Per Owner	\$4,483	\$6,437
REPAIRS & MAINTENANCE	Per Owner	\$937	\$8,887
<b>ANNUAL TOTAL</b>	<b>\$89,223</b>	<b>\$127,283</b>	<b>\$117,677</b>
LOWER LEVEL RENT	\$1,100/mo	\$13,200	\$13,200
PRINCIPAL (5 Yr. Average)		\$18,956	\$19,169
<b>NET TOTAL (ANNUAL)</b>	<b>\$89,223</b>	<b>\$95,127</b>	<b>\$85,308</b>
<b>NET TOTAL (MONTHLY)</b>	<b>\$7,435</b>	<b>\$7,927</b>	<b>\$7,109</b>

1) Assuming 10% down 6.99% interest. 25 year amortization.

2) Assuming 20% down at 6% interest. 25 year amortization.

3) See Tax Analysis

\* Estimated Mortgage is subject to the approval of the borrower's credit

# PROPERTY TAX ANALYSIS

TAX YEAR	ACTUAL	ASSESSED	MILL LEVY	TAX AMOUNT	MONTHLY
2025 Taxes Paid in 2026	\$1,075,200	\$290,300	79.602	\$23,108	\$1,925.71
2026 Taxes Paid in 2027	\$1,075,200	\$290,300	81.990	\$23,802	\$1,983.48
2027 Taxes Paid in 2028	\$1,190,000	\$321,296	84.450	\$27,133	\$2,261.11
2028 Taxes Paid in 2029	\$1,190,000	\$321,296	86.983	\$27,947	\$2,328.94

In Colorado, the property taxes are reassessed every off-numbered year and are paid in arrears the following year. For this property, there is an assessment rate of 27% which is multiplied by the Actual Value to determine the Assessed Value. The Assessed Value is multiplied by the Mill Levy (currently 79.602) to determine the annual property tax bill. The sale of the property does not automatically trigger a new assessment for property taxes in Colorado. This projection does not reflect a reassessment until 2027 taxes paid in 2028. The Actual Value is 100% of our sale price. We increase the Mill Levy by 3% annually.

# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection			
2024 Estimate	36,367	117,853	228,281
2010 Census	35,637	114,751	223,627
Growth 2024-2029	34,323	106,606	213,748
Growth 2020-2024	2.05%	2.70%	2.08%
Median Age	3.83%	7.64%	4.62%
Average Age	34.40	34.90	35.40
	35.70	36.50	36.90
<b>2024 Population by Race:</b>			
White	27,490	80,346	149,091
Black	886	6,146	12,198
Am. Indian & Alaskan	249	1,278	2,942
Asian	1,156	3,684	6,051
Hawaiian & Pacific Island	10	40	82
Other	5,847	23,257	53,264
Hispanic Origin	5,799	25,730	59,943
<b>U.S. Armed Forces:</b>	<b>16</b>	<b>54</b>	<b>75</b>
<b>Households:</b>			
2029 Projection	20,946	62,245	117,031
2024 Estimate	20,535	60,550	114,572
2010 Census	19,863	56,063	109,329
Growth 2024-2029	2.00%	2.80%	2.15%
Growth 2020-2024	3.38%	8.00%	4.80%
Owner Occupied	6,062	19,152	38,751
Renter Occupied	14,473	41,398	75,821
<b>2024 Avg Household Income</b>	<b>\$136,139</b>	<b>\$122,253</b>	<b>\$110,795</b>
<b>2024 Med Household Income</b>	<b>\$109,297</b>	<b>\$95,553</b>	<b>\$84,031</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000			
\$25,000 - \$50,000	2,105	10,265	20,381
\$50,000 - \$75,000	1,954	6,010	15,678
\$75,000 - \$100,000	3,185	8,292	16,492
\$100,000 - \$125,000	2,332	6,942	13,109
\$125,000 - \$150,000	1,858	5,470	10,021
\$150,000 - \$200,000	2,273	6,053	9,963
\$200,000+	2,570	7,064	13,223
	4,257	10,453	15,706
<b>2024 Population by Education:</b>			
Some High School, No Diploma	1,470	5,585	13,655
High School Grad (Incl Equivalency)	1,894	10,194	24,515
Some College, No Degree	4,008	16,545	35,248
Associate Degree	1,537	7,269	14,668
Bachelor Degree	14,827	38,089	66,073
Advanced Degree	6,756	19,798	34,672
<b>2024 Population by Occupation</b>			
Real Estate & Finance	2,924	8,337	13,538
Professional & Management	24,655	69,012	117,549
Public Administration	743	2,523	4,907
Education & Health	4,893	13,674	28,335
Services	1,977	8,954	19,730
Information	1,108	2,598	5,041
Sales	5,139	13,568	25,873
Transportation	1,280	4,747	9,086
Retail	1,884	5,524	11,651
Wholesale	596	1,875	3,815
Manufacturing	1,788	4,674	8,568
Production	1,015	4,123	9,912
Construction	767	2,754	7,047
Utilities	661	2,514	5,424
Agriculture & Mining	349	831	1,409
Farming, Fishing, Forestry	4	209	424
Other Services	867	3,369	7,188



**UNIQUE**  
PROPERTIES

TCN  
WILLISTON  
REAL ESTATE SERVICES



**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

**303.321.5888**

[mlippitt@uniqueprop.com](mailto:mlippitt@uniqueprop.com)

**JUSTIN N. HERMAN**

VICE PRESIDENT

**720.881.6343**

[jherman@uniqueprop.com](mailto:jherman@uniqueprop.com)