



MIXED-USE: RETAIL/RESIDENTIAL

5,220 SF
SQUARE FEET

0.07
ACRE LOT

1900
YEAR BUILT

~~\$1,650,000~~
\$1,495,000
PRICE

PRICE REDUCED!



OWNER-USER OR INVESTMENT OPPORTUNITY

OFFERED BY:

BRIAN MCKERNAN

Senior Broker Associate

720.881.6337

bmckernan@uniqueprop.com

56 S. Broadway
Denver, CO 80209

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	5,220 SF
Lot Size:	0.07 AC / 3,121 SF
Year Built:	1900
Zoning:	G-MS-5
County:	Denver
Taxes:	\$21,043
County:	Denver
Taxes:	\$21,043

PROPERTY OVERVIEW

56 S Broadway is a 5,220 SF mixed use Retail and Multi-Family building located in the heart of the South Broadway corridor at Broadway and Archer Place. South Broadway between 6th Avenue and Alameda Avenue is a thriving, highly desired micro-market with unique mix of restaurants, shops and residential living.

The property has a 2,600 SF vacant retail space on the 1st floor that is perfect for a User Buyer to occupy and 4 residential apartments on the 2nd floor that provide supplemental income and consistently stay occupied. The apartments consist of four urban 1 bedroom, 1 bathroom units, all with a historic charm featuring brick walls, hardwood floors, skylights, and clawfoot tubs. The 1st floor space features 12' high ceilings, brick walls, hardwood floors, exposed duct work, a 2 car garage, and an additional +/-1,000 SF of basement space.

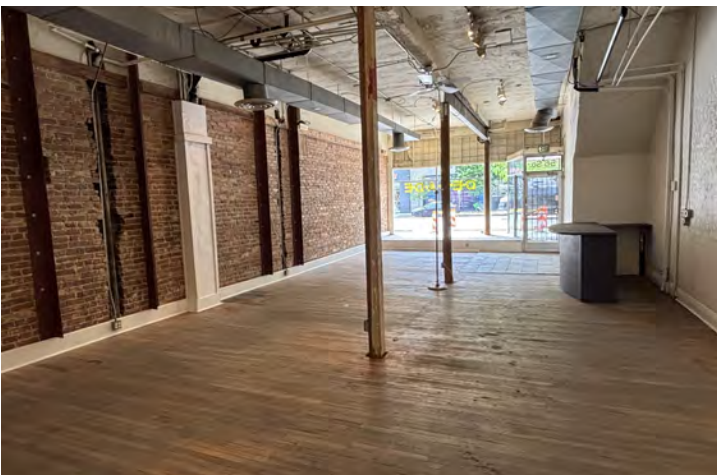
56 S Broadway is a great mixed-use (potentially Live-Work) property that provides an additional income stream from the residential units. This offering is a great opportunity for a User Buyer to purchase and occupy their own space in the South Broadway corridor with the added advantage of income from the residential tenants on the 2nd floor.

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Mixed-Use Ground Floor Retail and Second Floor Residential Apartments
- Opportunity for Buyer to Occupy First Floor Space
- Live/Work Possibilities
- Seller Carry Financing Possibility
- Generous G-MS-5 Zoning Permits Retail, Restaurant, Services and Office Uses
- Four Second Floor Apartments with Great Income
- Well Maintained and Cared for Building that Seller has Owned for 25+ Years
- 2 Car Garage and Additional +/-1,000 SF Basement Space
- Historic Charm with High Clearance Ceilings, Brick Walls, Hardwood Floors
- Great Exposure to South Broadway Drive-By and Foot Traffic
- Walking Distance to Wash Park and Baker Neighborhoods
- Close Proximity to RTD Light Rail (I-25 & Broadway Station) and RTD Bus Line
- Thriving Entertainment District with Several Restaurant, Shopping and Live Music Venues
- Well Located in the Thriving South Broadway Corridor
- Great Access to I-25, Downtown and Cherry Creek
- Highly Desirable Retail and Residential Location



LOCATION



LOCATION DESCRIPTION

56 S. Broadway is well located in the South Broadway corridor, one of Denver's most unique streets featuring an eclectic mix of restaurants, shops, and residential living. There is easy access to the property from I-25, the West Wash Park and Historic Baker District neighborhoods, and the newly developed South Broadway two-way bike lanes right outside the front door of the building. The property has a Walk Score of 97 as well as visibility and exposure to 24,000 vehicles per day on Broadway.

The property is within minutes of Downtown Denver, Cherry Creek and the RTD LightRail Station at Broadway and I-25. 56 S. Broadway's location benefits from an in-demand Retail and Entertainment trade area, a desirable residential leasing market and the high volume of 7 day a week, day and night time foot traffic on South Broadway.

PROPERTY HIGHLIGHTS

- Well Located in the Thriving South Broadway Corridor
- Visibility and Exposure to Vehicle and Foot Traffic
- Minutes from RTD Light Rail Station at Broadway & I-25
- Great Access to I-25, Downtown and Cherry Creek
- Highly Desirable Retail and Residential Location

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	13,970	49,249	92,203
Total Population	23,822	87,479	176,945
Average HH Income	\$63,551	\$69,406	\$73,171

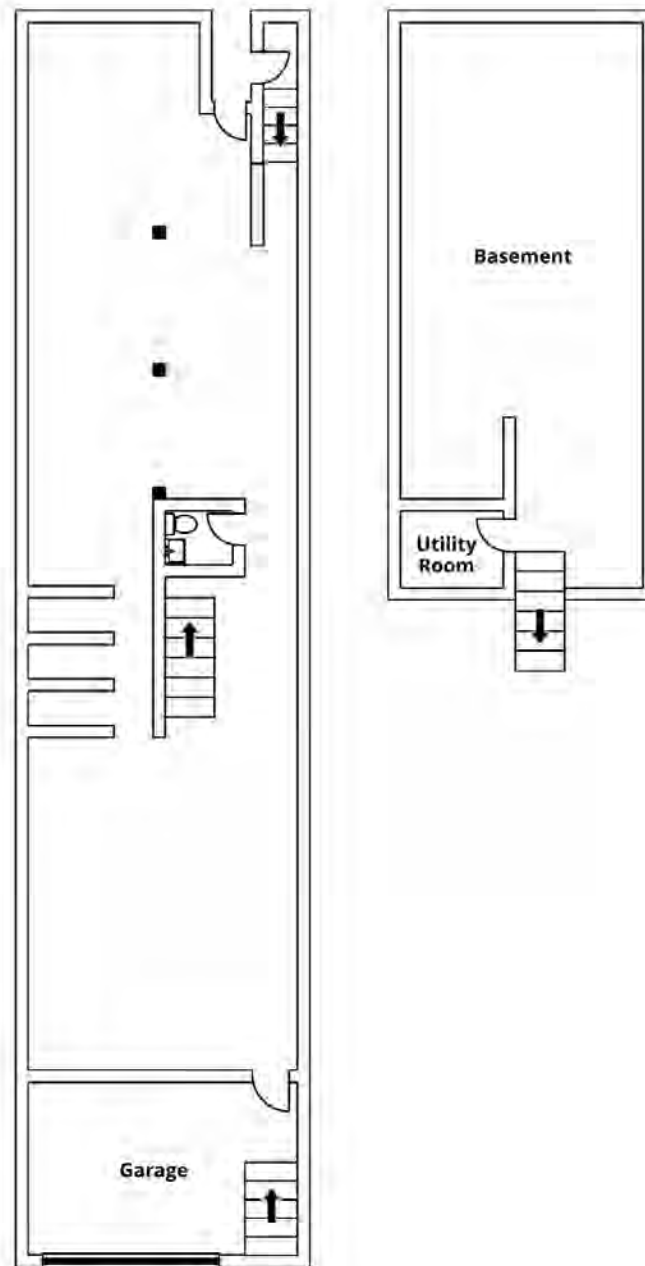
EXTERIOR PHOTOS



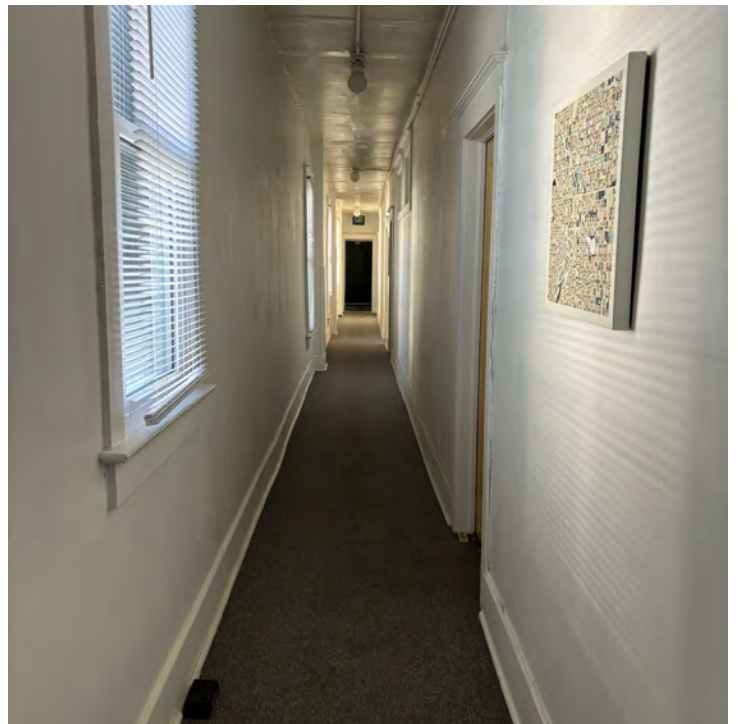
RETAIL SPACE PHOTOS



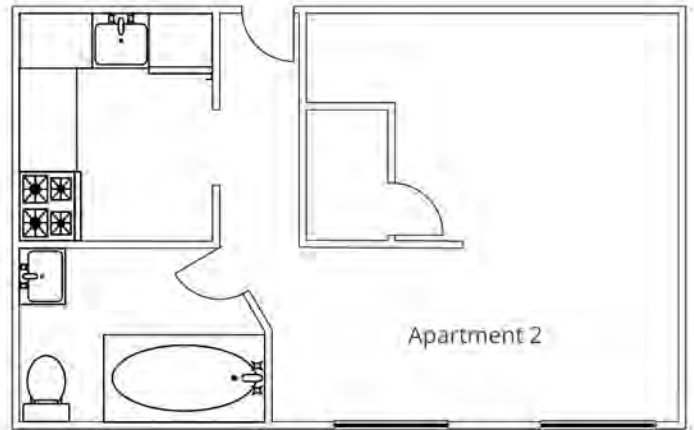
RETAIL SPACE FLOORPLAN



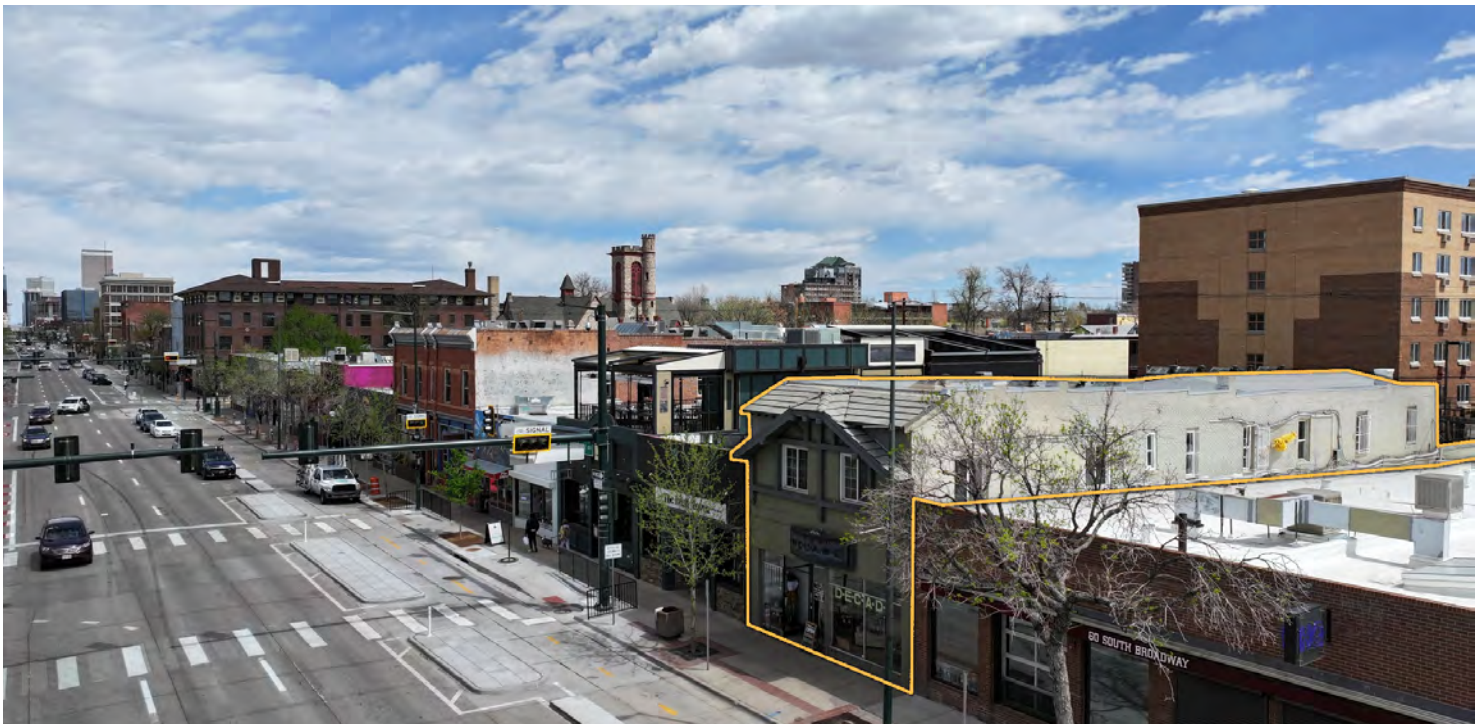
APARTMENT PHOTOS



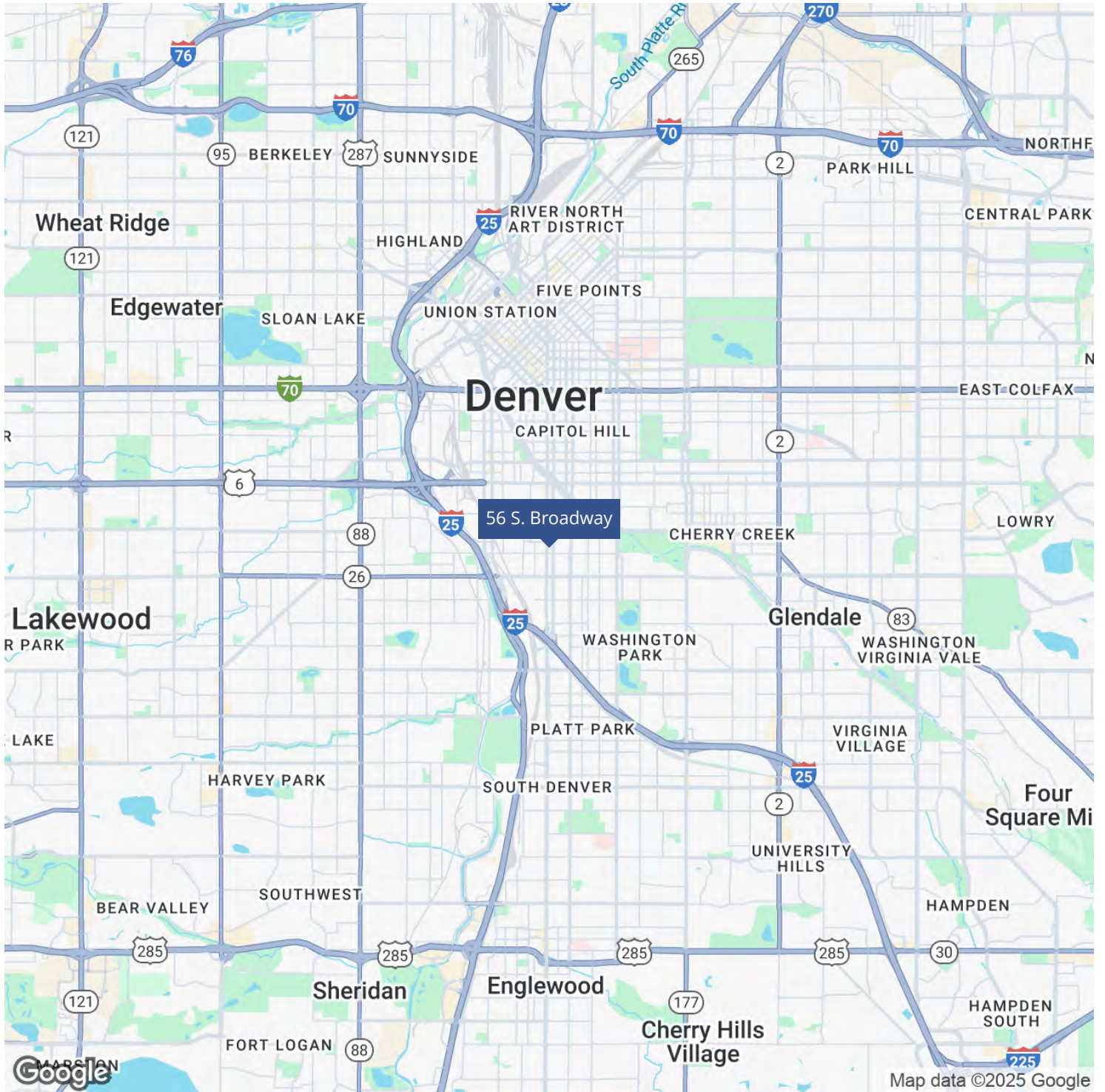
APARTMENT FLOORPLANS



AERIALS



LOCATION MAP



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE START	LEASE END
Retail	Vacant	2,610 SF	50%	-	-	-
Apt 1	Tenant 1	650 SF	12.45%	\$17,940	5/1/2025	4/30/2026
Apt 2	Tenant 2	450 SF	8.62%	\$13,500	M2M	-
Apt 3	Tenant 3	450 SF	8.62%	\$15,000	11/1/2025	10/31/2026
Apt 4	Tenant 4	450 SF	8.62%	\$14,700	2/15/2025	2/15/2026
Common Area	-	610 SF	11.69%	-	-	-
TOTALS		5,220 SF	100.00%	\$61,140		

INCOME & EXPENSES

INCOME SUMMARY

CURRENT

Apt 1	\$17,940
Apt 2	\$13,500
Apt 3	\$15,000
Apt 4	\$14,700

GROSS INCOME

\$61,140

EXPENSES SUMMARY

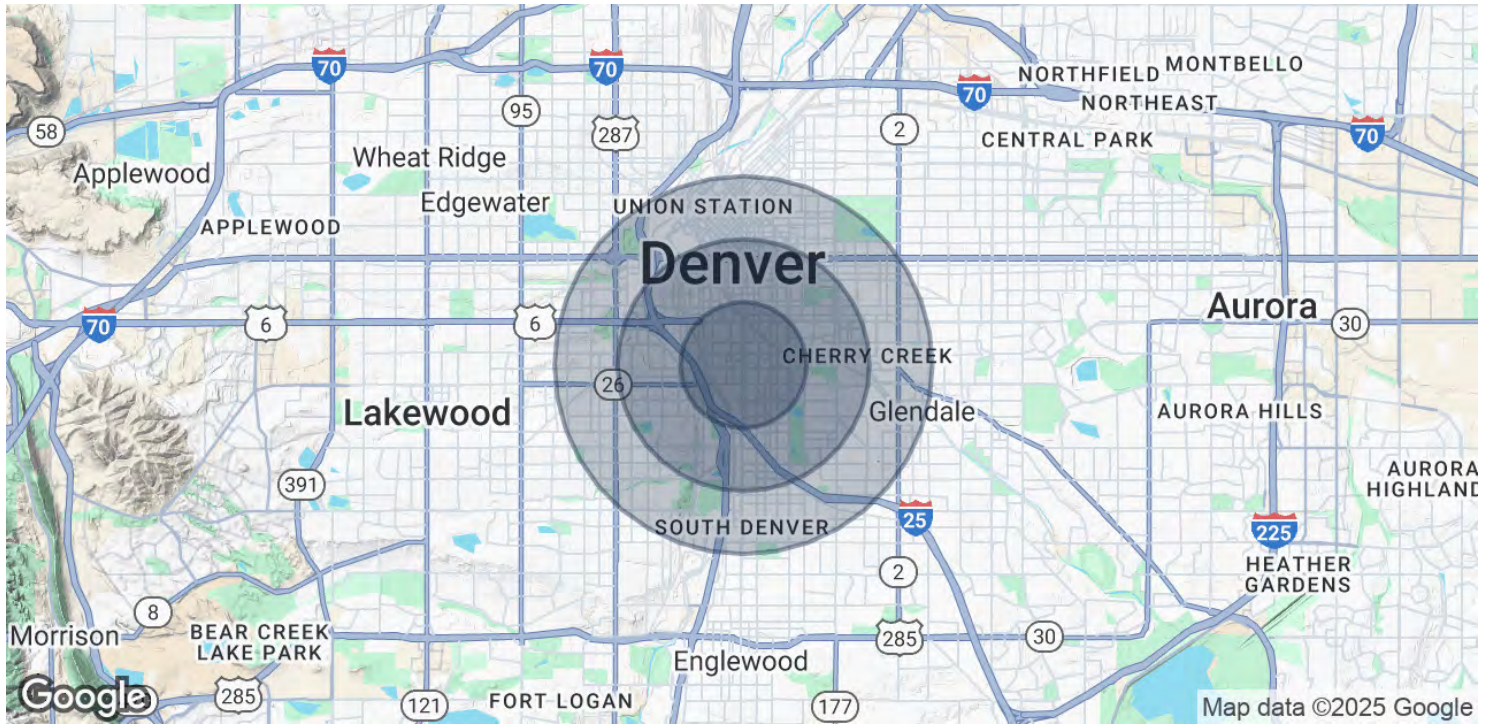
CURRENT

Taxes	\$21,043
Insurance	\$15,364
Utilities	\$7,794
Plumbing/Electrical	\$2,289
Cleaning/Maintenance	\$1,346
Repairs	\$5,025
Supplies	\$1,431
Legal/Office	\$785
Painting	\$250

OPERATING EXPENSES

\$55,327

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,822	87,479	176,945
Average Age	32.5	33.5	34.2
Average Age (Male)	33.2	34.4	34.6
Average Age (Female)	32.1	33.5	34.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	13,970	49,249	92,203
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$63,551	\$69,406	\$73,171
Average House Value	\$313,628	\$427,453	\$444,050

2020 American Community Survey (ACS)