



TCN
WORLDWIDE
REAL ESTATE SERVICES

MIXED-USE: RETAIL/RESIDENTIAL

~~\$1,650,000~~

5,220 SF
SQUARE FEET

0.07
ACRE LOT

1900
YEAR BUILT

\$1,495,000
PRICE

PRICE REDUCED!



OWNER-USER OR INVESTMENT OPPORTUNITY

OFFERED BY:

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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 |
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| 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

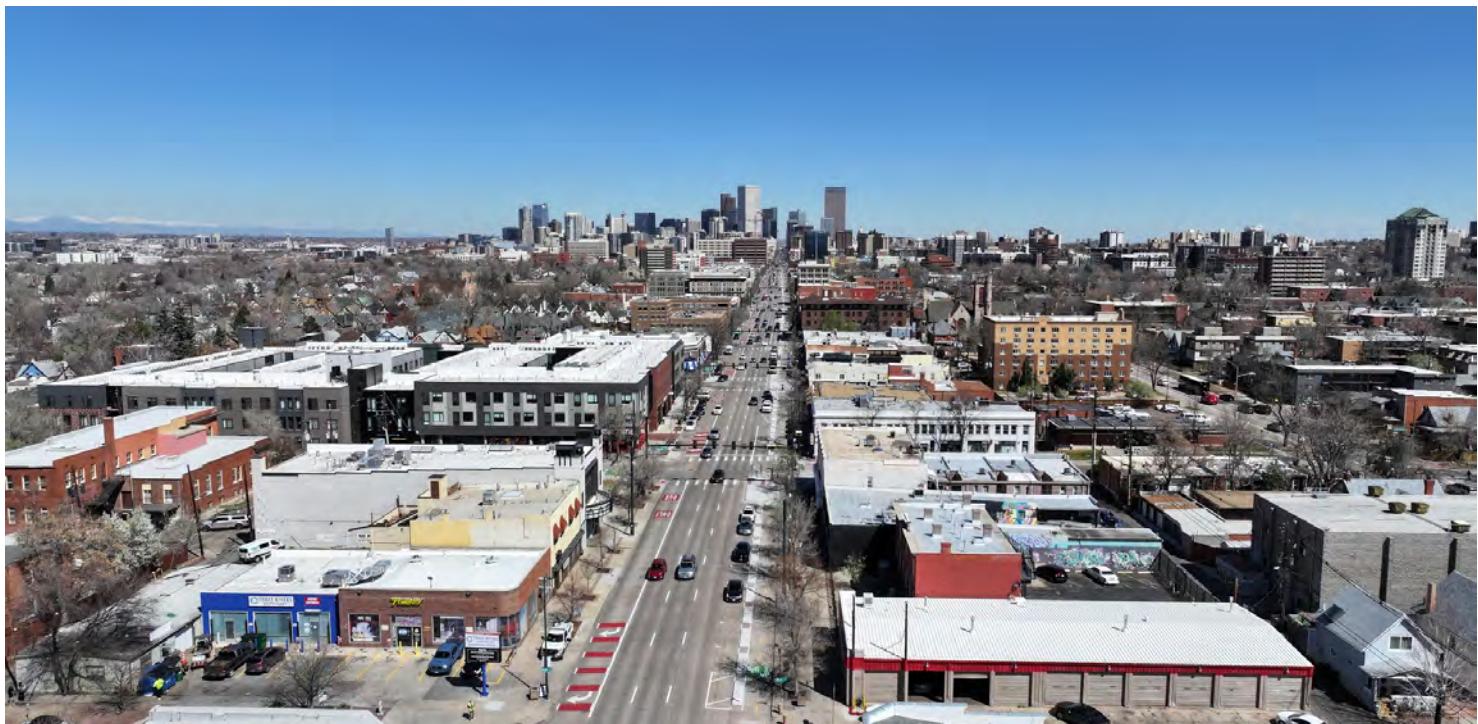


PROPERTY HIGHLIGHTS

- 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 Light Rail 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

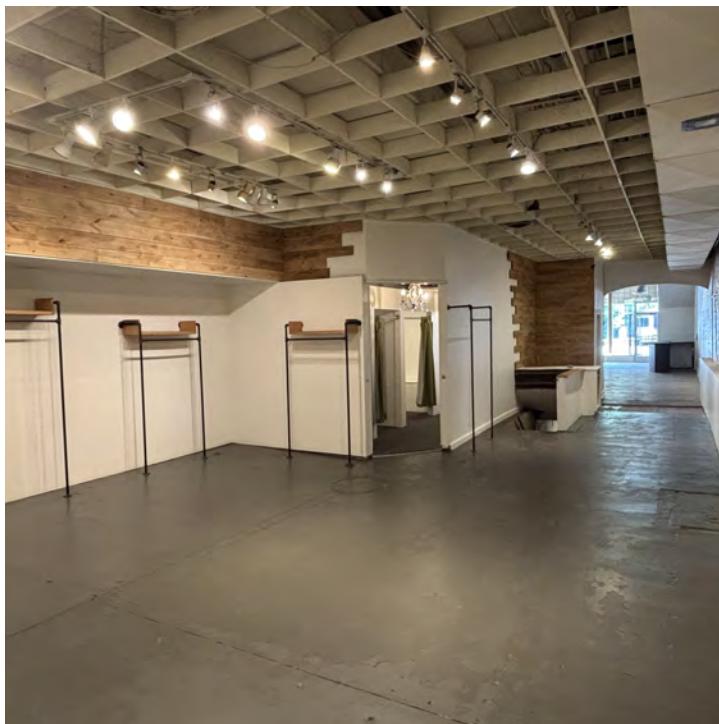
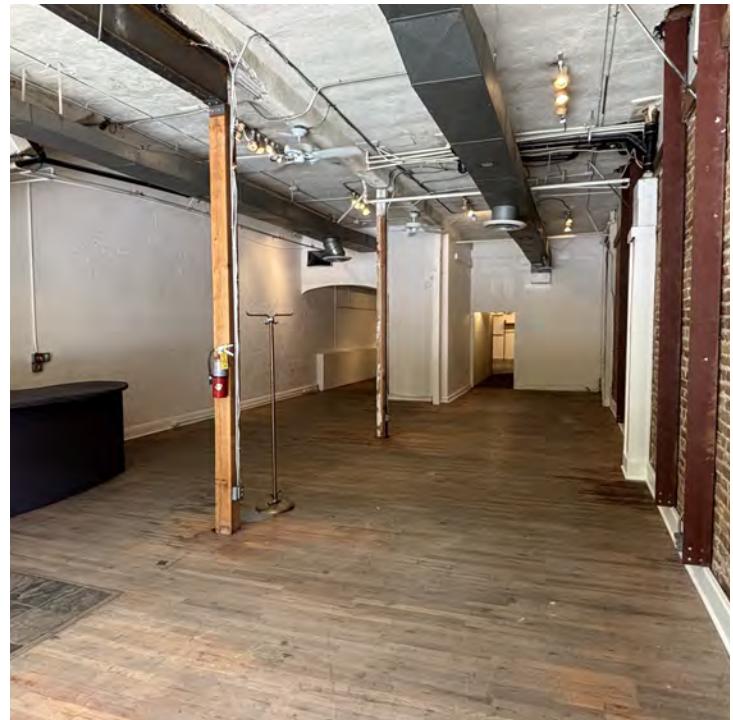
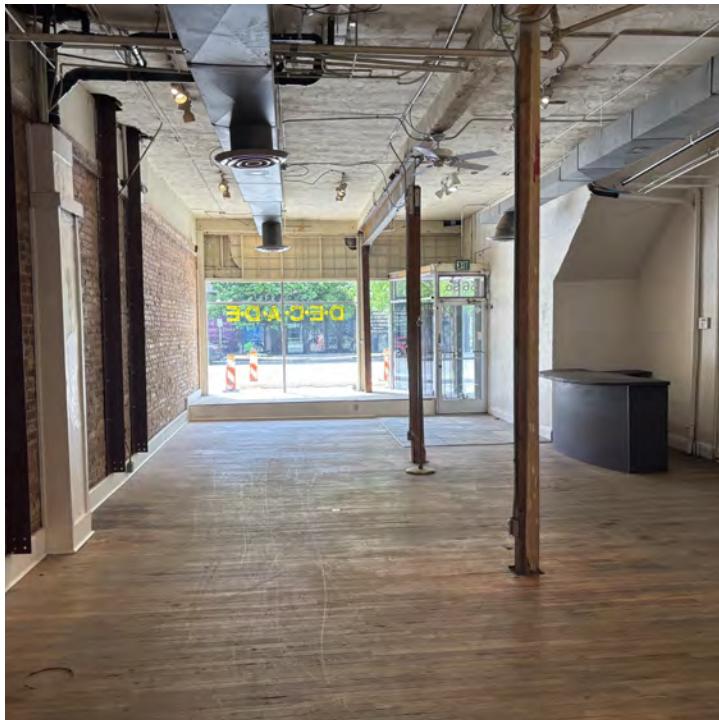
- Well Located in the Thriving South Broadway Corridor
- Visibility and Exposure to Vehicle and Foot Traffic
- Minutes from RTD Light Rail Station at Broadway & I-25
- Great Access to I-25, Downtown and Cherry Creek
- Highly Desirable Retail and Residential Location

| 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 |

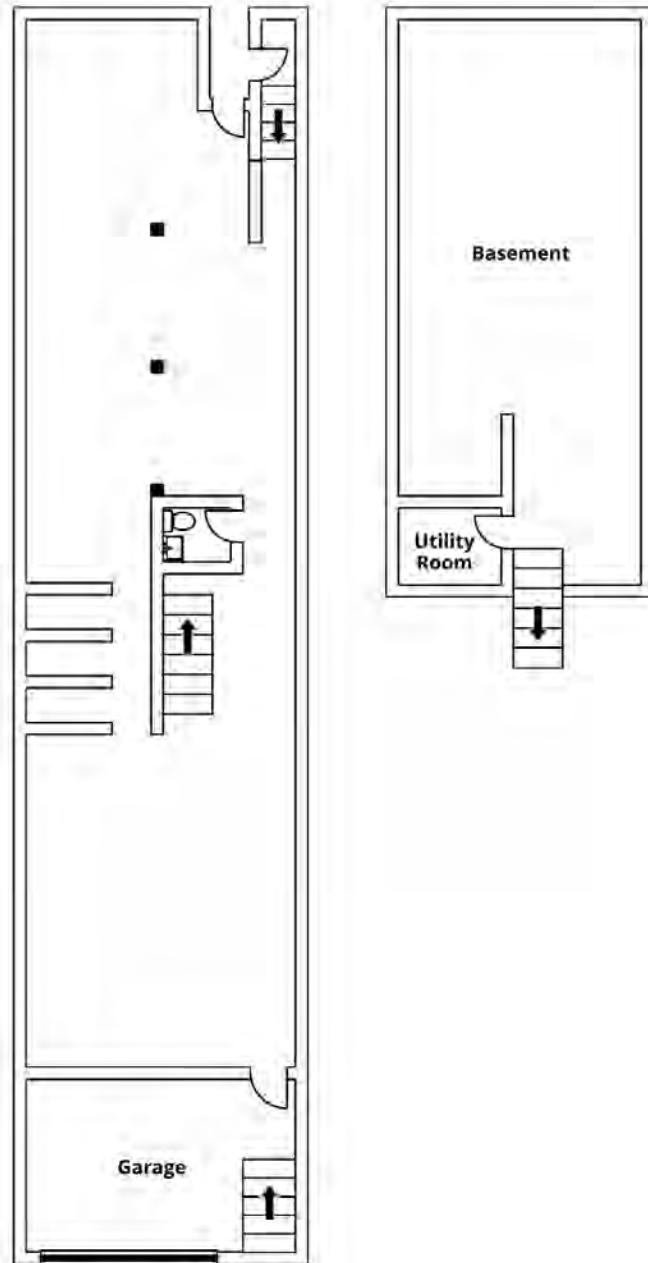
EXTERIOR PHOTOS



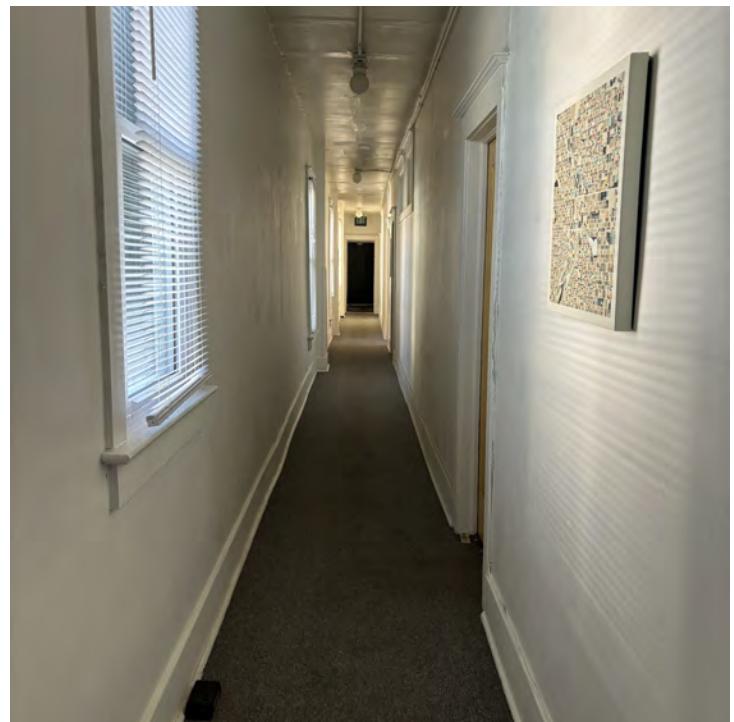
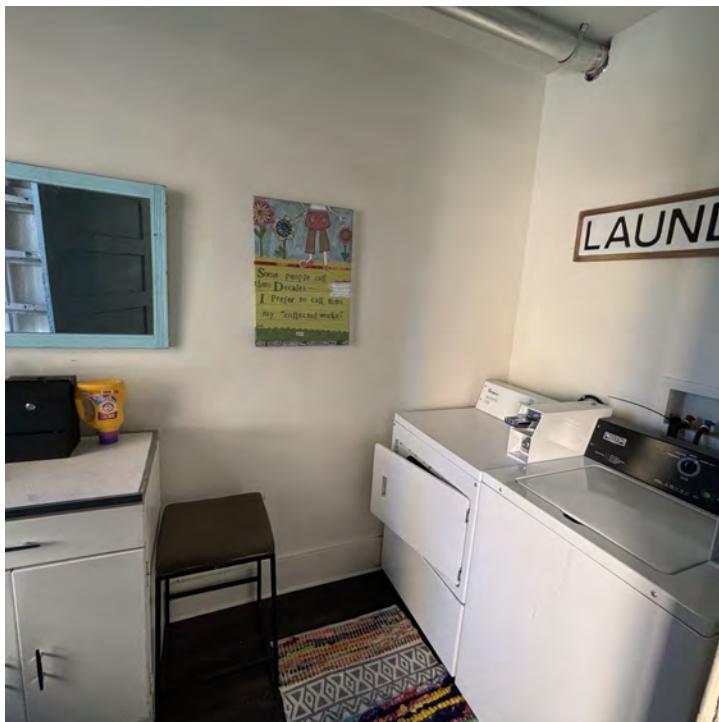
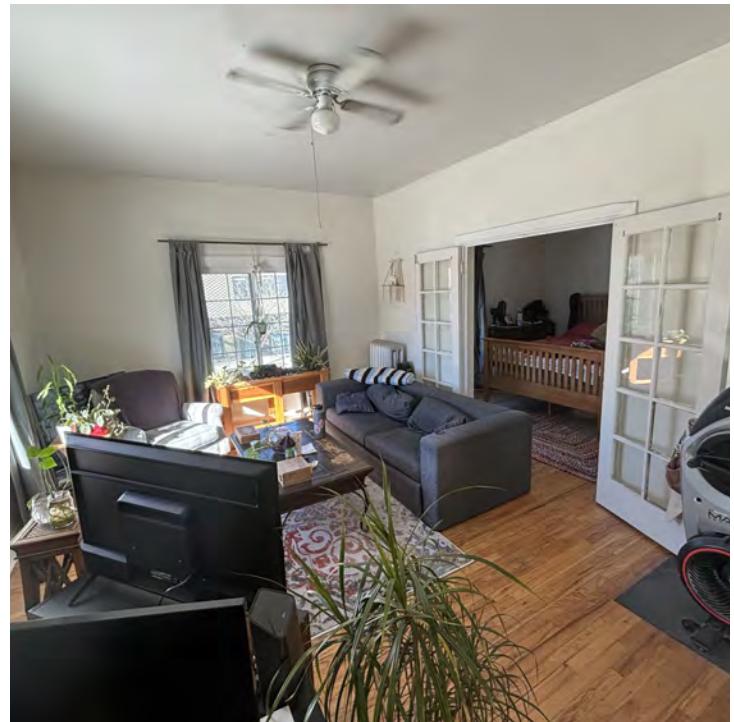
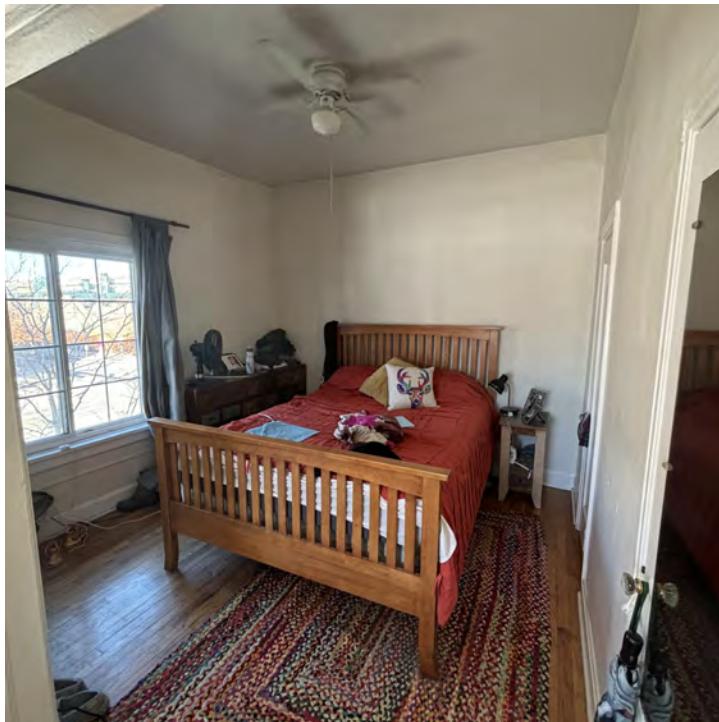
RETAIL SPACE PHOTOS



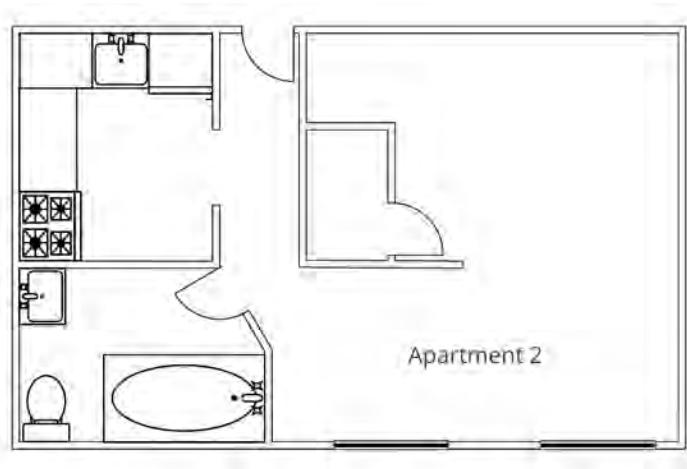
RETAIL SPACE FLOORPLAN



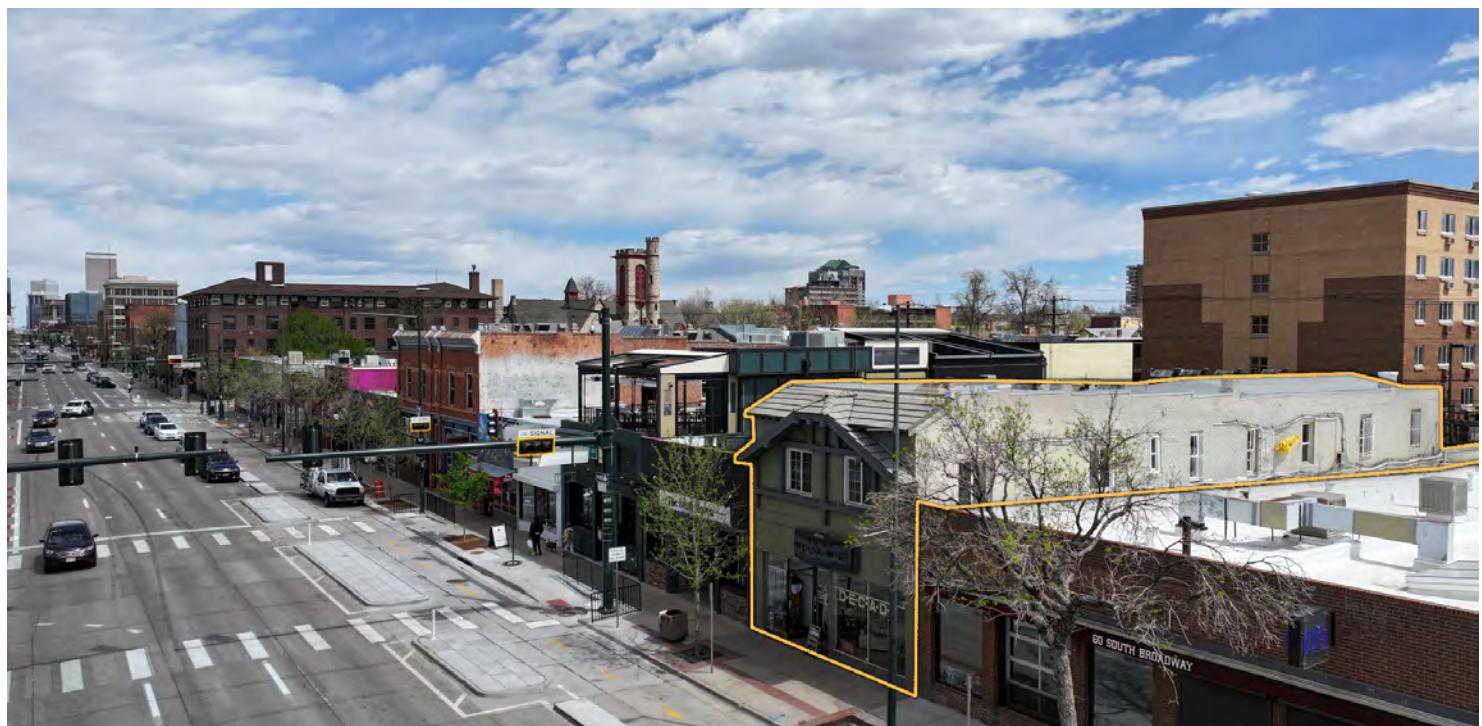
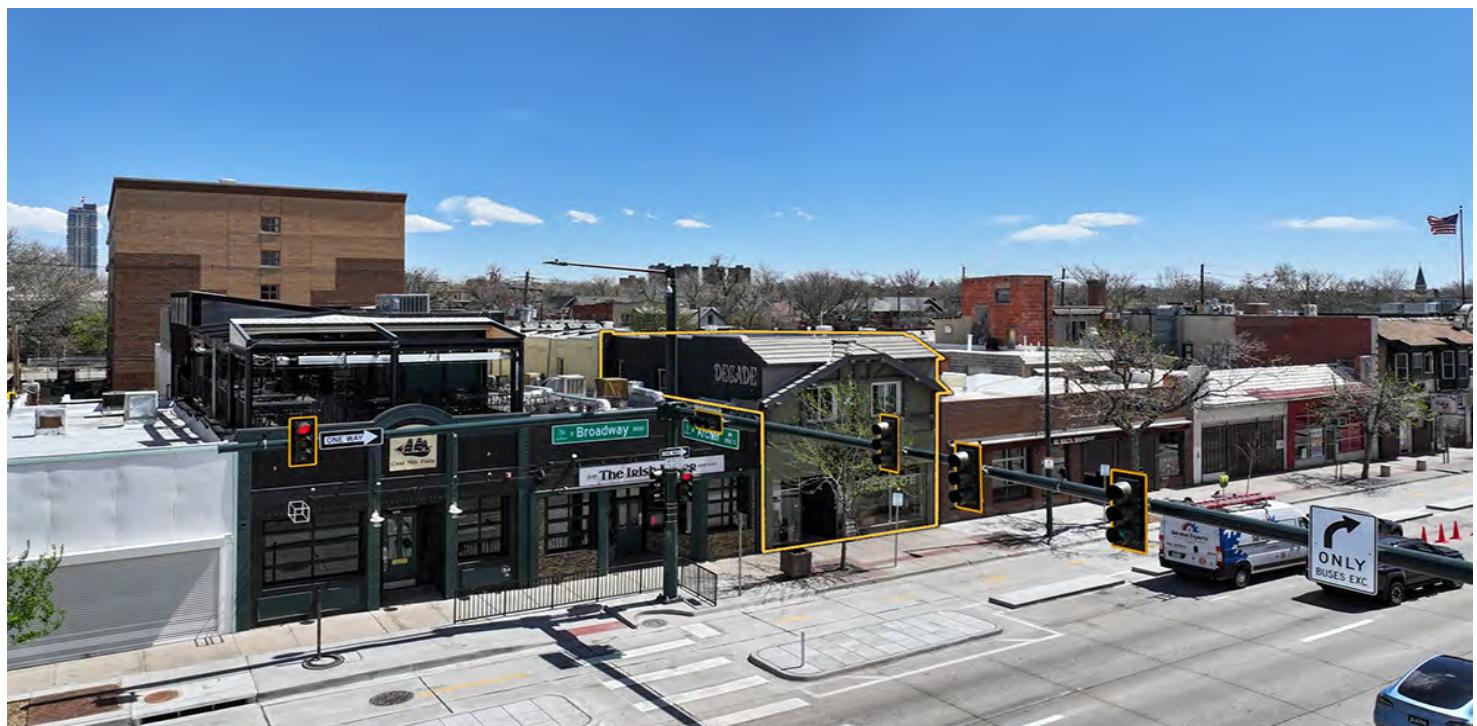
APARTMENT PHOTOS



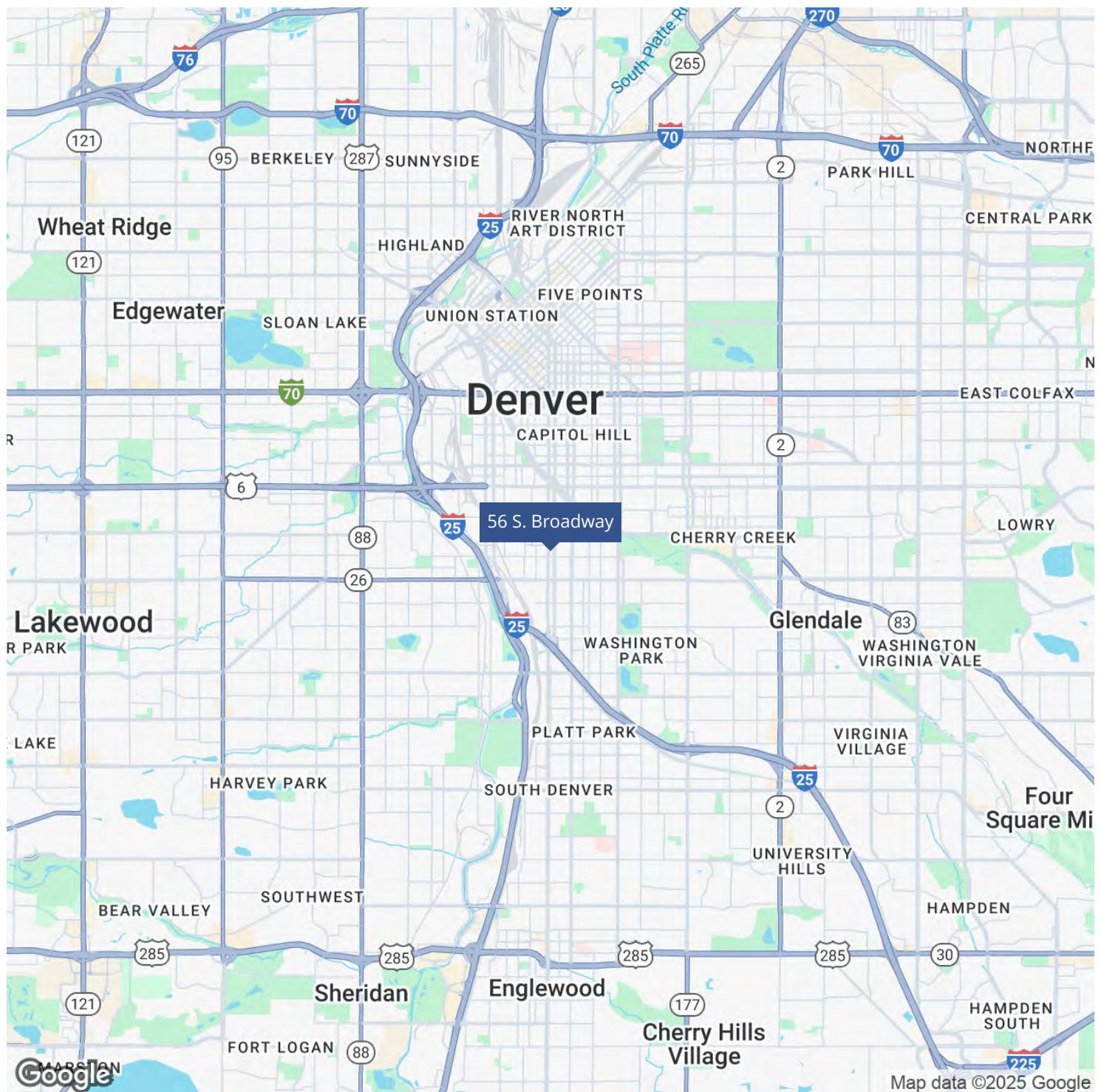
APARTMENT FLOORPLANS



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

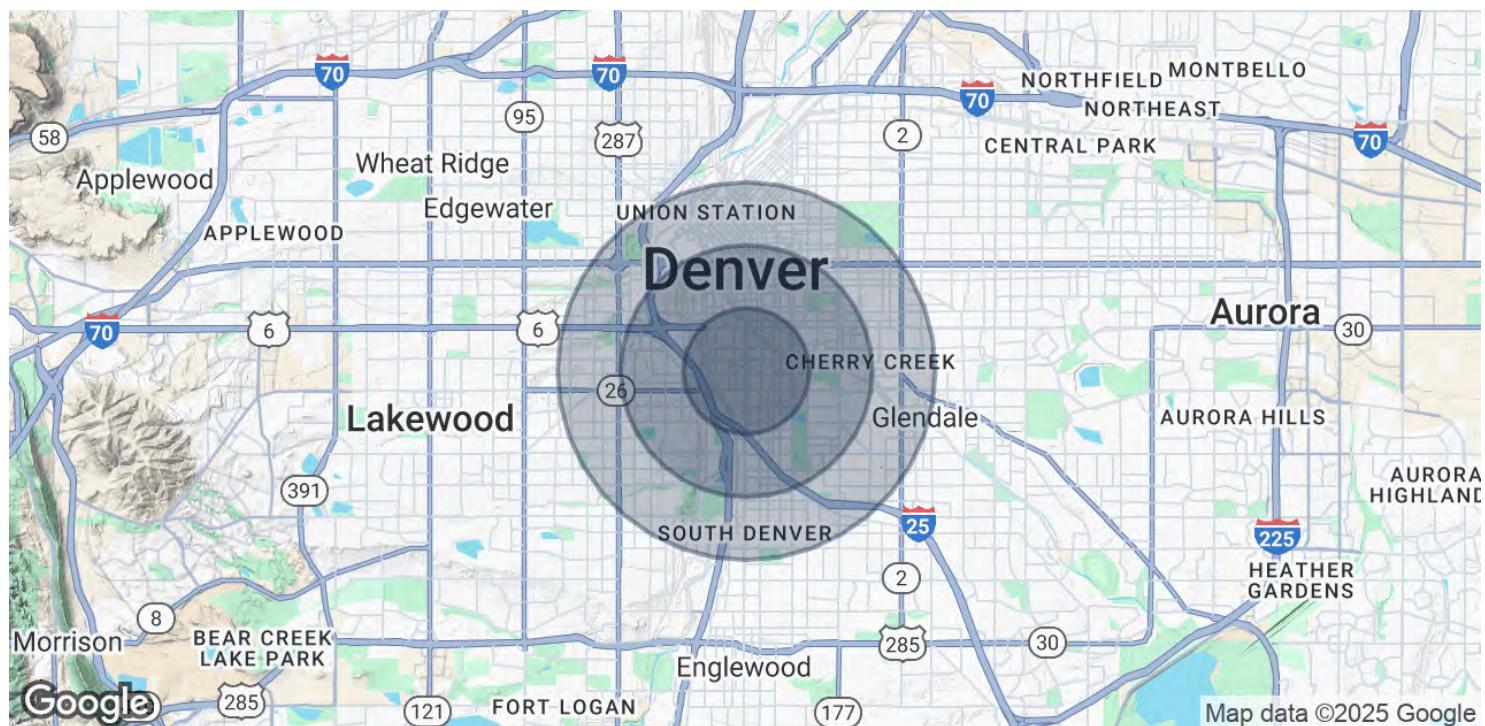
INCOME SUMMARY

| | 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)