

# 1025

**BROADWAY**  
DENVER, CO 80203

**\$3,495,000**  
**SALE PRICE**

**MIXED**  
**USE**



**VALUE ADD INFILL**  
**OPPORTUNITY**



**DENVER INFILL**  
**SPECIALISTS**



**UNIQUE**  
PROPERTIES

**TIM FINHOLM**

EXECUTIVE VICE PRESIDENT

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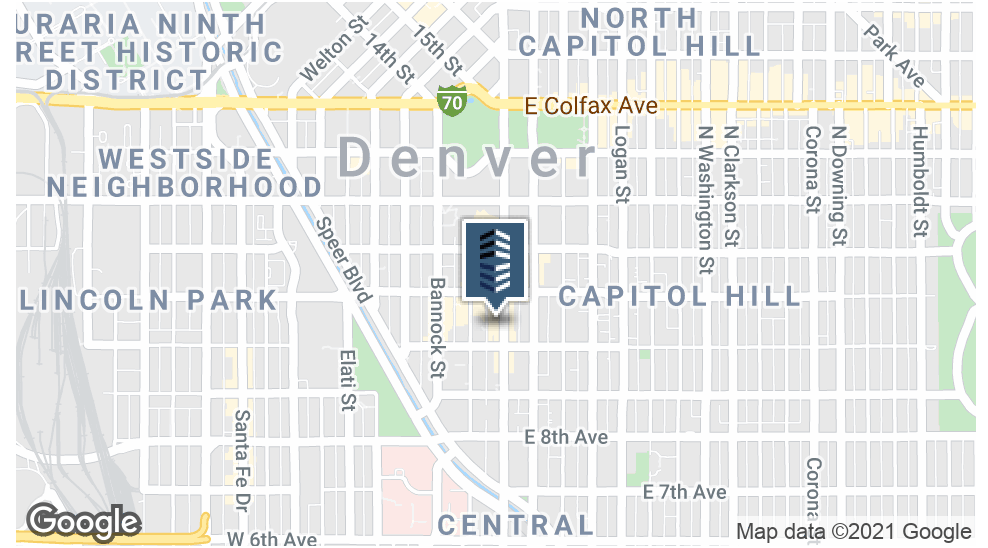
**SAM LEGER**

EXECUTIVE VICE PRESIDENT

303.512.1159

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,495,000
Price / SF:	\$198
Building Size:	17,688 SF
Lot Size:	.13 AC
Available SF:	8,278 SF
Year Built:	1906
Zoning:	D-GT
Property Taxes (2020):	\$32,275

### PROPERTY OVERVIEW

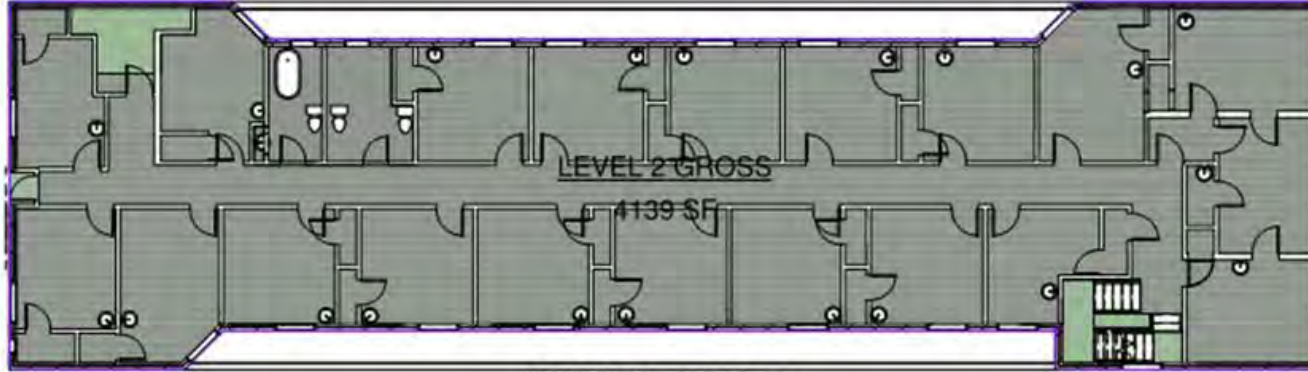
Located on the Broadway corridor just east of Speer Blvd, 1025 Broadway is ideally situated in the rapidly growing Golden Triangle neighborhood which sits between Downtown Denver and Cherry Creek. This high energy, vibrant neighborhood has great restaurants, shopping, and nightlife all within walking distance as well as light rail, parks, and bike paths.

### PROPERTY HIGHLIGHTS

- Hotel Redevelopment Opportunity with Cash Flow
- Property has Hotel Use in Place - 2nd and 3rd floors currently vacant
- National Credit Tenant with current Annual Rent of **\$132,541.30 NNN** with 3.55% annual increases
- Tenant pays all NNN expenses for entire building
- Tenant has one 5 year renewal option at the then market lease rate
- Current lease expires June 30, 2026

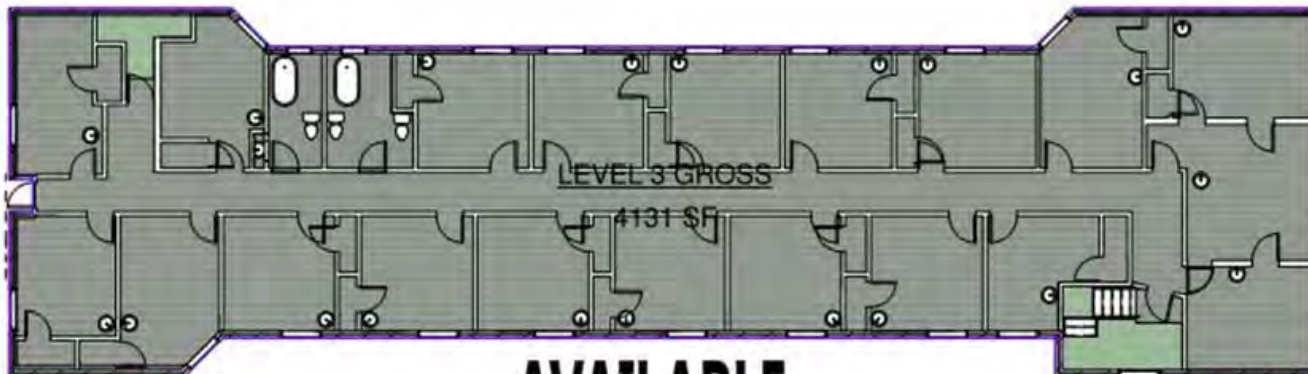


## 2ND & 3RD FLOORS



**AVAILABLE**

③ LEVEL 2  
1/16" = 1'-0"

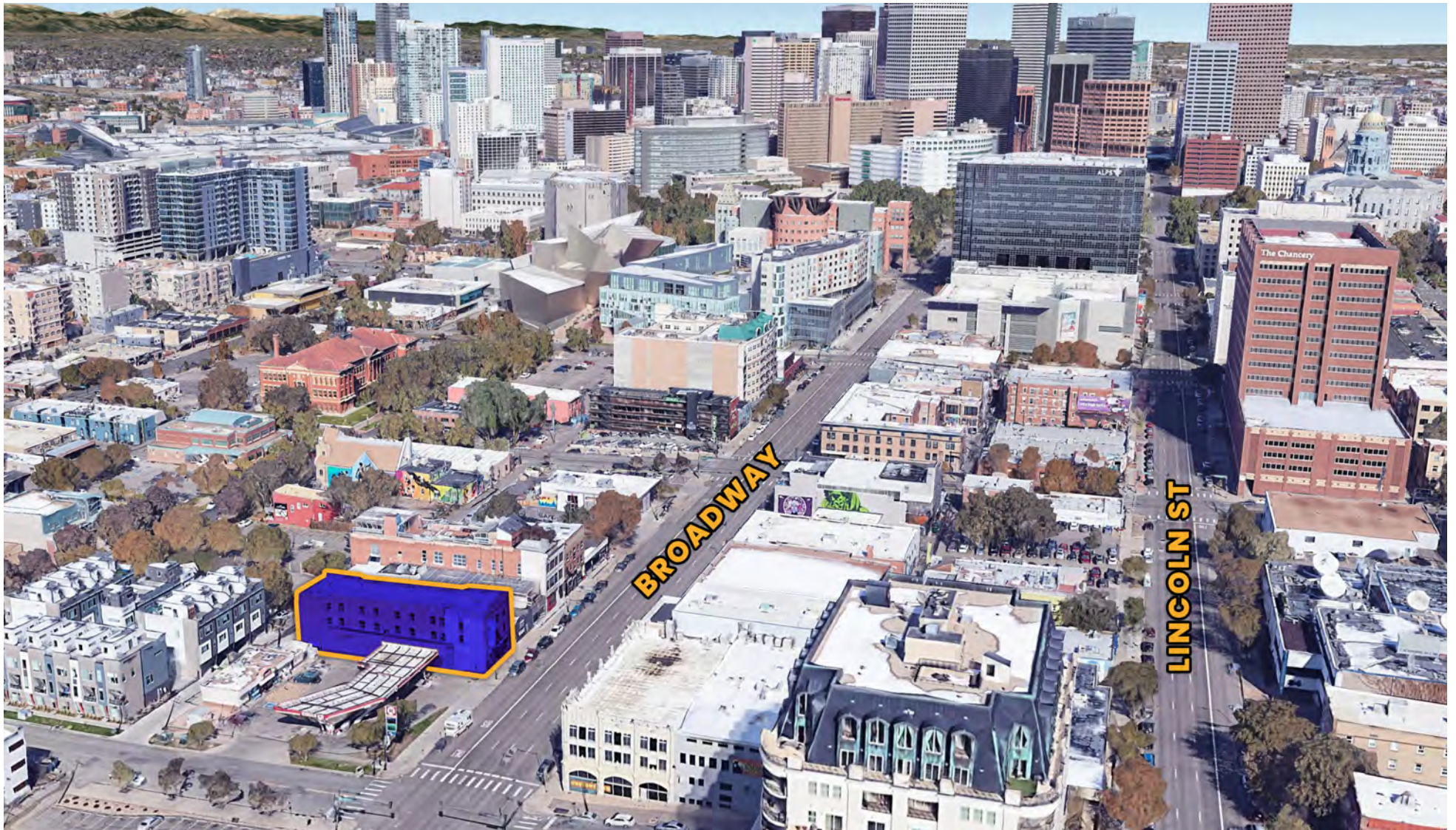


**AVAILABLE**

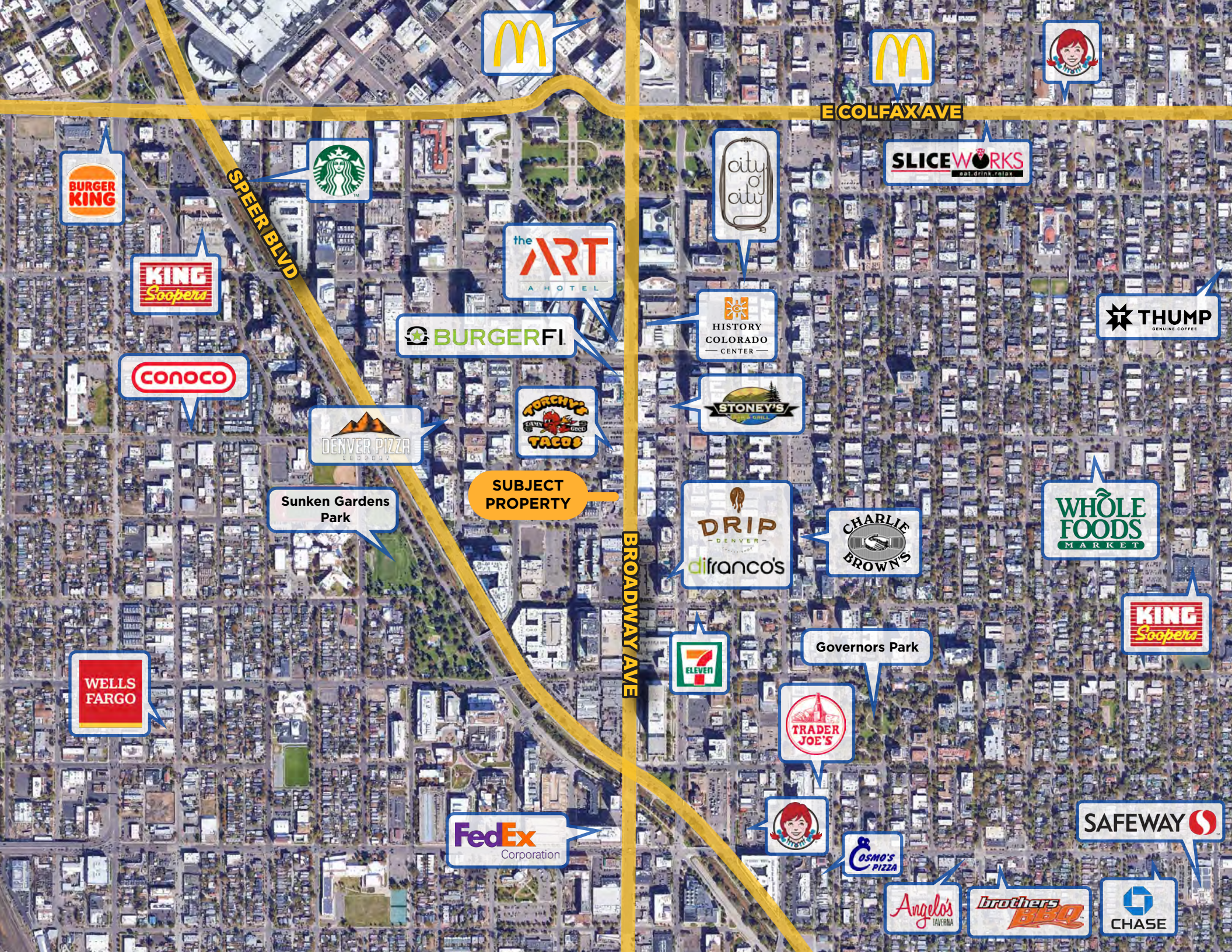
④ LEVEL 3  
1/16" = 1'-0"



## SITE AERIAL







E COLFAX AVE

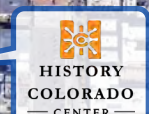
SPEER BLVD

BROADWAY AVE



Sunken Gardens Park

SUBJECT PROPERTY



Governors Park

