

# 1428-1432 S Broadway

Denver, CO 80210

For Sale/Lease

Downtown Denver  
±3.5 Miles Away

S Broadway  
±28,000 VPD

1428 - 1432 S Broadway

Superb Central Location on South Broadway | In-Place Income With Significant Upside Potential

Table of Contents

04

Property Overview

07

Financial Overview

10

Market Overview





# 1428-1432 S Broadway

Denver, CO 80210

EXCLUSIVELY LISTED BY

**Adam Gower**

Vice President

**(720) 677-8902**

[adam.gower@matthews.com](mailto:adam.gower@matthews.com)

License No. EA 100048121 (CO)

**Brayden Conner**

Broker of Record

License No. EC.100099522 (CO)



**MATTHEWS™**

# 1428-1432 S BROADWAY

Denver, CO 80210

## EXECUTIVE OVERVIEW

Section 1



# EXECUTIVE SUMMARY

## The Opportunity

Matthews™ is pleased to present 1428-1432 S Broadway, a two tenant storefront retail property located along Denver's highly trafficked South Broadway corridor. Built in 1966, the ~5,700 square foot building features two retail units and a versatile loft space, and sits on a 0.10 acre lot with strong street visibility. Seller financing is available, offering additional flexibility for qualified buyers. This property provides a unique opportunity for a new owner occupant to purchase a property with in-place income or the new owner can lease-up the vacancy for potential upside.

The property has been well maintained with key improvements, including a new roof in 2015 and new heating units in 2021. Cooling is provided by swamp coolers in both units, with an additional unit serving the loft. The layout is easily configurable, supporting a wide range of retail or service uses, and includes two rear parking spaces.

Positioned adjacent to the Platt Park neighborhood and surrounded by dense apartment development, the property benefits from strong traffic counts, consistent foot traffic, and a built in customer base making it a compelling opportunity in one of Denver's most established retail corridors.

## Address

1428-1432 S Broadway, Denver, CO 80210

## Price/Lease Rate

\$1,495,000/Contact Broker

## GLA

±5,696 SF

## PPSF

±\$262.46

## Year Built

1966

## Occupancy

±57.43%

## Property Type

Retail Storefront

## Cap Rate(Pro-Forma)

7.60%



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Superb Central Location On South Broadway** providing direct exposure along one of Denver's most heavily trafficked retail corridors, the property benefits from exceptional visibility, strong daily traffic counts, and sustained tenant demand.
- **Dense Residential Trade Area Surrounded** by large apartment communities and the established Platt Park neighborhood, offering a built in customer base that supports long term retail performance.
- **Seller Financing Available** Rare opportunity for flexible acquisition financing terms that may reduce initial equity requirements and enhance overall return potential for qualified buyers.
- **Flexible Two Tenant Retail Configuration** 5,696 square feet across two storefront units with an existing loft space in the back of the building, allowing for efficient reconfiguration and a wide range of retail or service oriented tenancy options.
- **Proximity to Iconic Attractions and Urban Amenities:** Just minutes from landmarks like Empower Field at Mile High, Ball Arena, Coors Field, Red Rocks Amphitheatre, and Union Station, as well as University of Denver and Denver Summit FC future stadium in Santa Fe Yards.
- **Value-Add Potential Through Lease-Up Or Owner Occupant** The properties occupancy at closing provides a unique opportunity for a new owner to add value through lease-up or occupy with in-place income.



# 1428-1432 S Broadway

Denver, CO 80210

## FINANCIAL OVERVIEW

Section 2



# FINANCIAL SUMMARY

## Investment Summary

List Price	\$1,495,000
Cap Rate (Proforma)	6.10%
Square Footage	5,696
Price PSF	±\$262.46
Price PSF Land	±\$343.20

## Property Overview

Address	1428-1432 S Broadway Denver, CO 80210
Property Size	±5,696
Lot Size	±0.1
Surface Parking Spaces	2 Rear Parking / Street Parking
Year Built/Renovated	1966
Occupancy	±57.43%
Property Type	Storefront Retail

## Lease Abstract

Tenant Name	Mantra Tattoo
Lease Guarantor	Personal
Lease Type	Modified Gross
Roof & Structure	Landlord
HVAC	Landlord
Lease Rate	\$4,900/mo mg
Rent Commencement Date	04/01/2026
Lease Expiration Date	Evergreen(Year-to-Year)
Term Remaining on Lease	1.0± Years
Increases	7.0% per annum
Notice Period	91 Days (Colorado Statutory)
ROFO/ROFR	No/No

## Financial Overview

	In-Place	Proforma	\$ PSF
<b>Income</b>			
Rental Income from Mantra Tattoo	\$58,800	\$62,916	
Rental Income on Vacancy	-	55,777	
Reimbursement Revenue	-	\$20,770	
<b>Effective Gross Revenue</b>	<b>\$58,800</b>	<b>\$139,463</b>	<b>\$24.48</b>
<b>Expenses</b>			
Insurance	\$10,079	\$10,079	\$1.77
Property Taxes	\$28,527	\$28,527	\$4.66
Repairs & Maintenance	\$573	\$573	\$0.10
Parking	\$600	\$600	\$0.10
Storm Drain	\$687	\$687	\$0.12
Electricity	\$6,590	\$6,590	\$1.16
Water and Sewer	\$778	\$778	\$0.14
Garbage and Recycling	\$468	\$468	\$0.08
<b>Total Operating Expense</b>	<b>\$48,304</b>	<b>\$48,304</b>	<b>\$8.48</b>
<b>Net Operating Income</b>	<b>\$10,496</b>	<b>\$91,161</b>	<b>\$16.00</b>



**Denver**  
±3.5 Miles Away



**Country Club Towers & Gardens**  
±558 Units



**The Henry**  
±403 Units

**Women's Professional Soccer Stadium**  
14,500 Seat Stadium Opening in 2028

**Platt Park**  
±303 Units



±217,000 VPD

**S Santa Fe Dr ±109,000 VPD**

**Windsor at Broadway Station**  
±419 Units

**Platt Park Townhomes**  
±60 Units



**McKinley-Thatcher Elementary**  
±276 Students

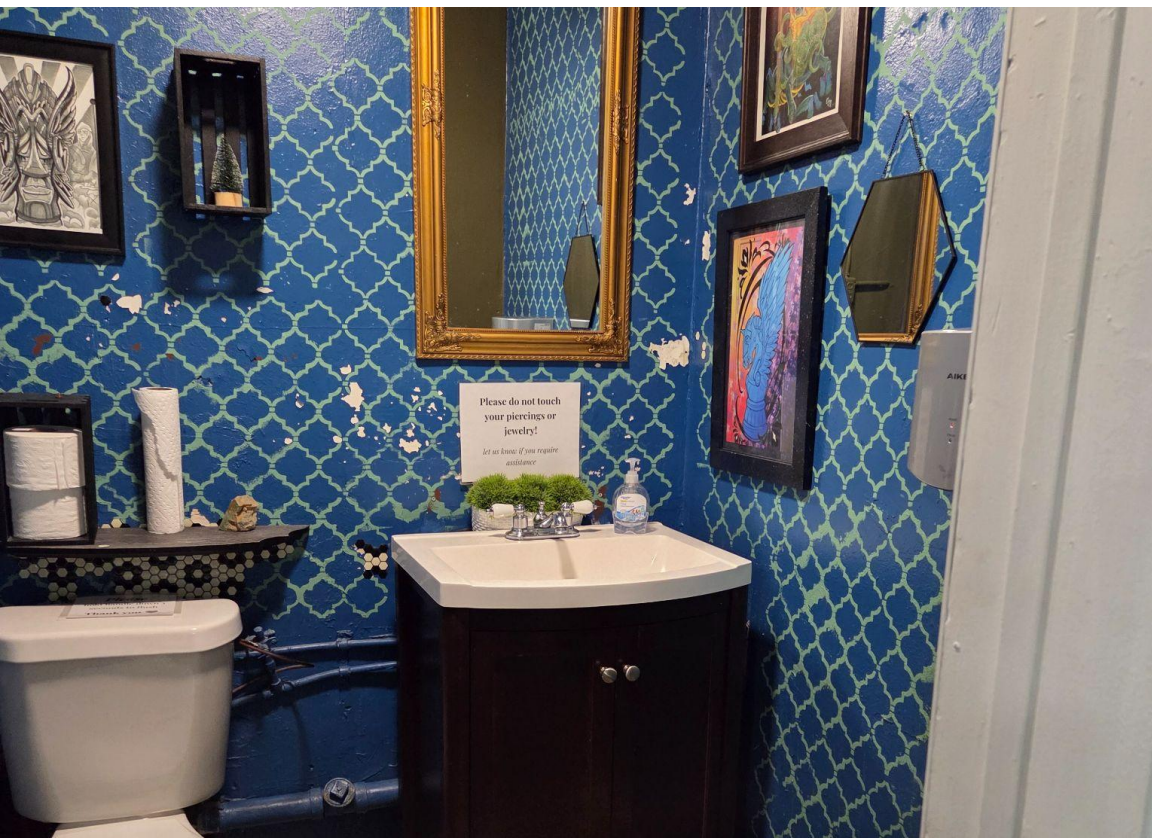


**S Broadway ±28,000 VPD**

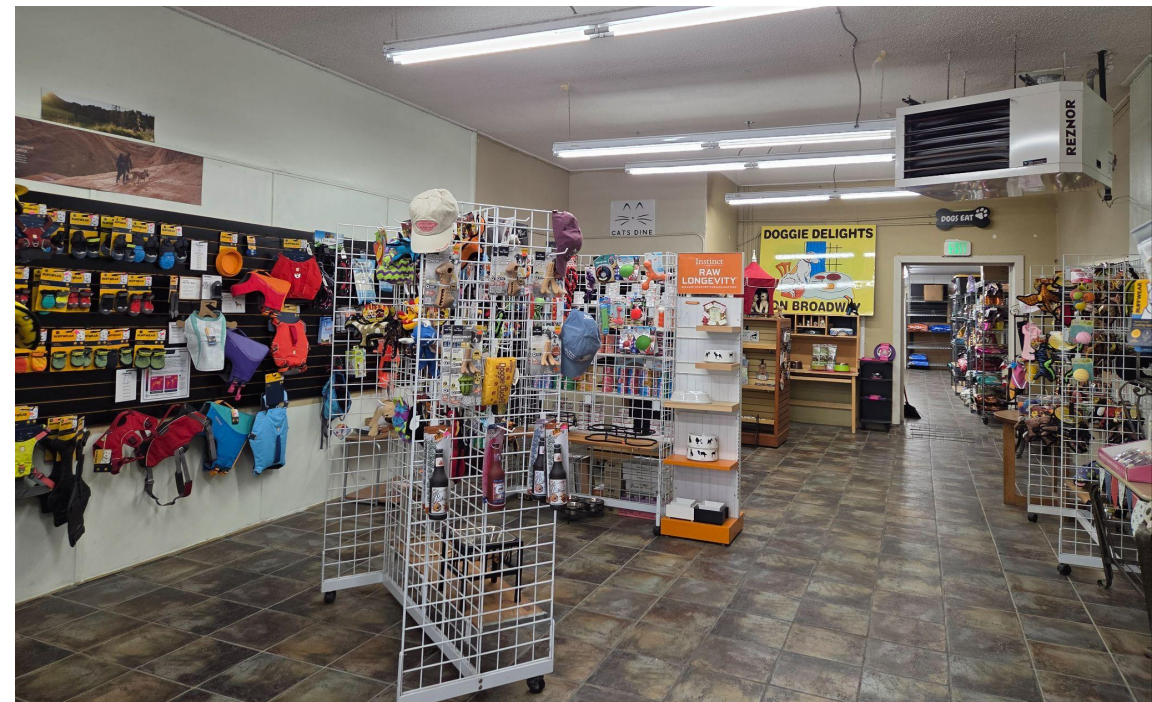
**Subject Property**



# INTERIOR PHOTOGRAPHY



# INTERIOR PHOTOGRAPHY



1428-1432 S Broadway

Denver, CO 80210

MARKET OVERVIEW

Section 4



# DENVER, COLORADO

“Mile High City”

Denver, Colorado, known as the “*Mile High City*” due to its elevation of 5,280 feet above sea level, is a vibrant metropolis located at the base of the Rocky Mountains. As the *state capital*, Denver combines urban sophistication with natural beauty, offering a dynamic mix of cultural attractions, outdoor activities, and historical landmarks. The city boasts a thriving arts scene, with institutions like the *Denver Art Museum and the Denver Performing Arts Complex*. Outdoor enthusiasts are drawn to its numerous parks, bike trails, and proximity to world-class skiing and hiking destinations. Denver’s economy is diverse, with strengths in aerospace, technology, and energy, while its culinary and craft beer scenes are nationally renowned. Known for its *300 days of sunshine average each year*, Denver is a lively and welcoming destination for residents and visitors alike.

## Market Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	16,480	170,821	487,956
Current Year Estimate	15,603	172,491	495,596
Growth Current Year-Five-Year	5.62%	-0.97%	-1.54%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,154	79,190	235,696
Current Year Estimate	7,643	78,952	237,099
Growth Current Year-Five-Year	6.70%	0.30%	-0.59%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$181,191	\$150,102	\$142,583

**#1**

Best Places For Business  
and Career - Forbes

**1.6%**

Annual Population  
Growth Within 10 Years

**±3M**

10-County  
Metro Population

**2.4%**

Projected Job  
Growth - Forbes

**18th**

Best Place to Live - U.S.  
News & World Report

## Economy

Denver's diversified economy is one of its greatest strengths. Major industry sectors are healthcare, aerospace, broadcast and telecommunications, and wellness, financial services, bioscience, energy, and IT software.

Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a successful aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy.

Denver's retail market remains resilient, with low vacancy rates hovering around 5.8%, driven by limited new supply and robust demand for experiential and grocery-anchored spaces. South Broadway, a key retail corridor, benefits from urban infill and mixed-use developments, with trends favoring "experiential retail" like boutiques, cafes, and wellness venues amid steady rent growth of 1-5% in prime submarkets. Investment volumes reached \$1.3 billion annually, signaling confidence despite broader market caution.

### Major Employers



# TOURISM & ATTRACTIONS



## Red Rocks Park & Amphitheatre

Red Rocks is a world-famous open-air venue known for its stunning natural beauty and exceptional acoustics. Situated within the towering sandstone formations of Red Rocks Park, this one-of-a-kind amphitheater offers breathtaking views of the surrounding landscape. Its unique geological setting, formed over 70 million years ago, creates a natural soundstage that has hosted legendary performances by artists such as The Beatles, U2, and John Denver. Beyond concerts, Red Rocks is a hub for outdoor enthusiasts, offering hiking trails, yoga sessions, and a visitor center that explores the site's history, geology, and music legacy.

## Empower Field at Mile High

Empower Field at Mile High, located in Denver, is an iconic stadium known for hosting the NFL's Denver Broncos. Opened in 2001, it replaced the original Mile High Stadium while preserving the name's connection to Denver's altitude and sports heritage. With a seating capacity of over 76,000, the stadium is renowned for its enthusiastic fanbase and breathtaking views of the Rocky Mountains. Beyond football, it serves as a versatile venue for major concerts, cultural events, and community gatherings. Named after Empower Retirement, the stadium emphasizes innovation and sustainability, featuring eco-friendly initiatives like solar power and comprehensive recycling programs. Its vibrant atmosphere and state-of-the-art facilities make it a centerpiece of Denver's sports and entertainment landscape.



## Ball Arena

Ball Arena, located in downtown Denver, is a multi-purpose venue that serves as a hub for sports, entertainment, and community events. Opened in 1999, the arena is home to the NHL's Colorado Avalanche, the NBA's Denver Nuggets, and the NLL's Colorado Mammoth. With a seating capacity of over 20,000, it hosts a wide range of events, from major concerts by global artists to family-friendly shows and sporting events. Named after a partnership with Ball Corporation, the arena emphasizes sustainability, including initiatives for waste reduction and recycling. Its central location and modern amenities make it a key destination for locals and visitors alike.

## Coors Field

Coors Field is a renowned baseball stadium located in downtown Denver and serves as the home of the Colorado Rockies, a Major League Baseball (MLB) team. The stadium is celebrated for its scenic views of the Rocky Mountains and its hitter-friendly reputation due to Denver's high altitude, which affects ball flight. With a seating capacity of over 50,000, Coors Field features a blend of modern amenities and classic ballpark charm. Notable attractions include the iconic "Rockpile" seating area in the outfield and a row of purple seats marking the city's one-mile elevation. The venue also hosts concerts and other events, making it a centerpiece for sports and entertainment in Denver.





## Union Station

Denver's Union Station, a historic landmark and hub, sits at the heart of downtown Denver, Colorado. Originally built in 1881 and beautifully restored in 2014, the station combines its iconic Beaux-Arts architecture with modern amenities. It serves as a key transportation center, connecting Amtrak, RTD light rail, commuter rail, and bus services. Beyond transit, Union Station offers a lively gathering space featuring boutique shops, acclaimed restaurants, bars, and the stylish Crawford Hotel. Its bustling Great Hall, nicknamed "Denver's Living Room," is a popular spot for locals and visitors to relax, dine, and enjoy the station's unique blend of history and contemporary culture.

## University of Denver

The University of Denver (DU), founded in 1864, is a private research university near downtown Denver, Colorado. Known for its academic excellence, DU offers over 300 programs, with standout schools like the Daniels College of Business and Josef Korbel School of International Studies. Set against the Rocky Mountains, the campus features modern facilities and emphasizes experiential learning, global engagement, and community impact, preparing students for success in a connected world.



## Santa Fe Yards

Denver's newly awarded National Women's Soccer League (NWSL) franchise has announced plans to build a purpose-built, 14,500-seat soccer stadium as the centerpiece of a redevelopment at Santa Fe Yards, located near Broadway and Interstate 25 south of downtown Denver. Slated to open in spring 2028, the privately funded venue will anchor a 14-acre entertainment and recreational district with space for future expansion and community amenities, underpinning what ownership describes as the largest investment in a women's professional sports team in history. The city of Denver is partnering on the site's development, including land acquisition and infrastructure support, while the club will play at temporary facilities before the new stadium is completed.

# MATTHEWS™

## EXCLUSIVELY LISTED BY

**Adam Gower**

Vice President

**(720) 677-8902**

**adam.gower@matthews.com**

License No. EA.100048121 (CO)

**Brayden Conner | Broker of Record | License No. 100099522 (CO)**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1428-1432 S Broadway, Denver, CO, 80210 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.