

FOR SALE OR LEASE

Sale Price: \$950,000

Lease Rate: \$18.00/SF NNN



4064 S Broadway, Englewood, CO 80113

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Property Highlights

- » Mixed Use Opportunity with three apartment units and one ground floor retail space
- » 8.82% current cap rate and pro forma 10.89% cap rate
- » Three apartment units and one ground floor retail space
- » Six parking spaces in the rear (Concrete parking lot recently added)
- » Roof and HVAC recently replaced and under warranty
- » Power recently upgraded
- » City is widening Broadway right outside the property, creating more parking and planter boxes
- » High visibility on South Broadway with many amenities nearby



Property Details

Building Size	7,852 SF
Sale Price/SF Bldg	\$120.99/SF
Land Size	0.14 AC (6,098 SF)
Price/SF Land	\$155.79/SF
Year Built	1948
Taxes	\$6,973 (2025)
Land Use	Mixed Use
Parking	6 Spaces

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Downtown Denver
~9.2 Miles North



Subject Property



E Nassau

S Broadway



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Financials

Unit	Use	Bed/Bath	Current Annual Rent	Pro Forma Rent	Lease Expiration	Lease Type
1	Residential	2 Bed / 1 Bat	\$18,000	\$19,200	Vacant	Gross
2	Residential	2 Bed / 1 Bat	\$18,000	\$19,200	MTM	Gross
3	Residential	1 Bed / 1 Bat	\$24,000	\$26,400	MTM	NNN
4	Retail (Salon)	N/A	\$46,800	\$61,668	9/30/2026	NNN

Gross Income		\$ 106,800	\$ 126,468	
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Expenses				
Property Taxes		\$6,973	\$6,973	
Insurance		\$6,000	\$6,000	
Maintenance		\$10,000	\$10,000	

Net Income		\$83,827	\$103,495	
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Cap Rate		8.82%	10.89%	
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Englewood

Located just south of downtown Denver, Englewood has emerged as one of the metro area's most dynamic urban infill markets, blending historic character with continued investment and redevelopment. The South Broadway corridor in particular has become a sought after destination for local retailers, restaurants, creative businesses, and residents seeking a walkable live-work environment with strong regional connectivity. The area benefits from immediate access to major transportation corridors including US-285, Santa Fe Drive, and Interstate 25, while RTD light rail service and nearby public transit options provide convenient access throughout the Denver metropolitan area. A growing residential population, strong daytime demographics, and increasing consumer traffic continue to support both retail and mixed-use development throughout the corridor.

Englewood's appeal is driven by its unique combination of urban energy and neighborhood accessibility. The city has experienced significant reinvestment in recent years through new multifamily housing, adaptive reuse projects, streetscape improvements, and expanding local business activity along South Broadway. Nearby amenities including hospitals, schools, parks, breweries, restaurants, and entertainment venues contribute to a vibrant mixed-use environment that attracts both tenants and investors. With continued demand for flexible retail and residential space in centrally located submarkets, Englewood remains well positioned as a growing destination for mixed-use ownership, investment, and live-work opportunities within the Denver metro area.



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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	14,722	107,895	344,127
Population (2025)	15,166	110,542	343,667
Annual Growth (2020-2025)	0.6%	0.5%	0%

Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	7,171	46,596	145,764
Total Households (2025)	7,431	47,815	145,742
Annual Growth (2020-2025)	1.2%	1.3%	1.2%

Median Household Income	\$84,911	\$90,331	\$98,042
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Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	14,266	64,978	191,311



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Area Growth

Over the past several years, Englewood has evolved into one of the south metro area's fastest-growing urban corridors, driven by a combination of redevelopment, infrastructure investment, and increasing demand for walkable mixed-use neighborhoods. South Broadway in particular has experienced a noticeable transformation, with new restaurants, breweries, boutique retailers, and creative businesses continuing to enter the market alongside long-standing local establishments. Improvements to streetscapes, pedestrian accessibility, and public spaces have helped create a more connected and vibrant environment that continues to attract both residents and businesses seeking an alternative to higher priced central Denver neighborhoods.

The area's growth has also been fueled by its strategic location and accessibility. Englewood benefits from immediate connectivity to downtown Denver, major transportation corridors, and RTD light rail service, making it increasingly attractive for both residential and commercial users. Continued reinvestment throughout the corridor has supported rising property values, increased housing demand, and renewed investor interest in mixed-use and adaptive reuse opportunities. As development activity expands throughout the broader South Broadway corridor, Englewood continues to position itself as a dynamic live-work destination with strong long-term upside.

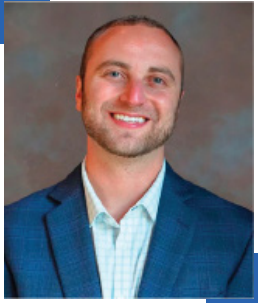


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Meet the Broker



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake Malman is the Managing Partner and founder of Malman Real Estate, a firm built on deep market knowledge, trusted relationships, and a client-first approach. Prior to launching Malman Real Estate, Jake spent six years as a broker associate at NAI Shames Makovsky, where he was involved in more than 5 million square feet of transactions, including numerous high-profile deals across multiple asset types.

As Managing Partner, Jake leverages his extensive transactional experience and strong industry relationships to deliver thoughtful, strategic guidance to buyers, sellers, landlords, and tenants. As the owner of a large real estate portfolio himself, he understands the complexities and nuances of acquiring, operating, and managing assets allowing him to deliver sharper insights and more strategic guidance to his clients. Malman Real Estate focuses on investment sales and comprehensive buyer and seller representation, while also providing leasing services across all transaction sizes. Jake is known for his hands-on approach, attention to detail, and commitment to creating a seamless, high-quality experience for every client.

A Colorado native, Jake holds a bachelor's degree in Business Management from the University of Colorado and brings a local perspective and long-term mindset to every assignment.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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ENGLEWOOD, CO 80113



For more information:

JAKE MALMAN

720 471 1763

jake@malmancre.com