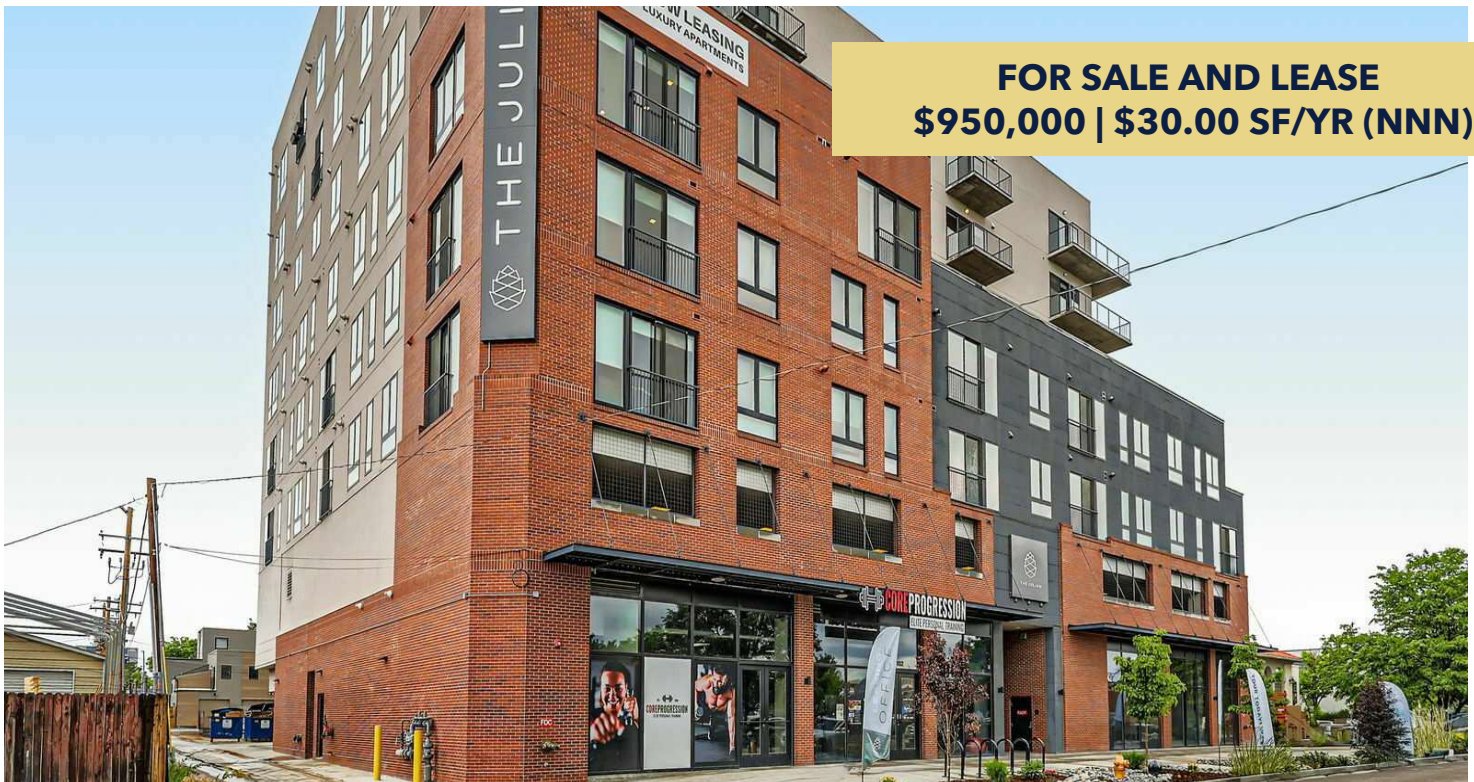




**FOR SALE AND LEASE**  
**\$950,000 | \$30.00 SF/YR (NNN)**

## RETAIL CONDO

**1515 JULIAN ST C-101**

**Denver, CO 80204**



AVAILABLE SF

**2,785 SF**



BUILDING SF

**111,752 SF**



ZONING

**C-MS-8**

## PROPERTY HIGHLIGHTS

- 2785 SF ground floor retail condo available for sale or lease
- Eligible for tax credits and exemptions through the Colorado Enterprise Zone Program
- Versatile space suitable for various retail concepts including health & wellness aligned businesses, fitness & movement studios, beauty & esthetic centers and health oriented cafes.
- High ceiling and large windows for ample natural light



TAX CREDITS

**ELIGIBLE**



TAXES

**\$25,370**



YEAR BUILT

**2021**

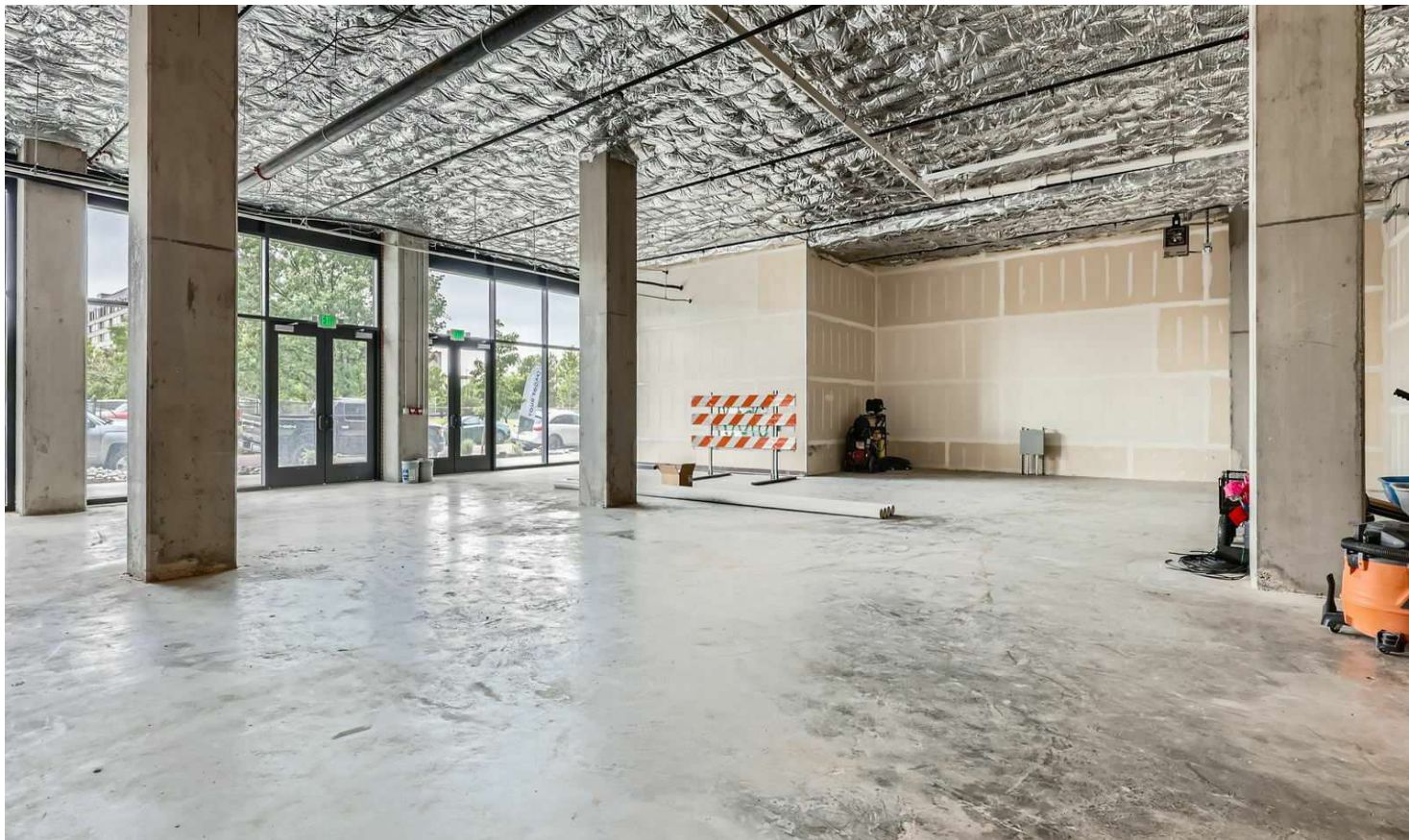
## PROPERTY DESCRIPTION

2785 SF ground floor retail condo, in shell condition constructed in 2021 and zoned C-MS-8. Eligible for tax credits and exemptions through the Colorado Enterprise Zone Program, this versatile space is ideal for health & wellness services, fitness or yoga studios, beauty salons or med spas, or health-oriented cafes and lifestyle or specialty retail. Boasting high ceilings and large windows, this property is filled with natural light, creating an inviting atmosphere for retail ventures.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

2785 SF ground floor retail condo, in shell condition constructed in 2021 and zoned C-MS-8. Eligible for tax credits and exemptions through the Colorado Enterprise Zone Program. This versatile space is ideal for health & wellness services, fitness or yoga studios, beauty salons or med spas, health-oriented cafes or lifestyle or specialty retail. Offered in grey shell condition, the unit features concrete flooring, exposed walls, grease trap and stubbed-in utilities (HVAC, plumbing, electrical). Ideal for investors or owner-users or tenants seeking a customizable layout that can be tailored to their operational requirements. Boasting high ceilings and large windows, this property is filled with natural light, creating an inviting atmosphere for retail ventures. Bring your vision to life in a setting designed to support growth and community engagement.

## PROPERTY HIGHLIGHTS

- Offered in shell condition: concrete flooring, exposed walls, access to common area grease trap, stubbed-in HVAC, plumbing, and electrical. Tenant Improvement Allowance negotiable with lease.
- Ideal for a variety of uses: Health & wellness services, fitness or yoga studios, beauty salons or med spas, health-focused cafes or juice bars, lifestyle or specialty retail
- Convenient access to Colfax Ave, Federal Blvd, and I-25
- Strong walk-ability with nearby residential density and ongoing development

## OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>Sale Price:</b>    | \$950,000           |
| <b>Lease Rate:</b>    | \$30.00 SF/yr (NNN) |
| <b>Available SF:</b>  | 2,785 SF            |
| <b>Lot Size:</b>      | 1,309 SF            |
| <b>Building Size:</b> | 111,752 SF          |

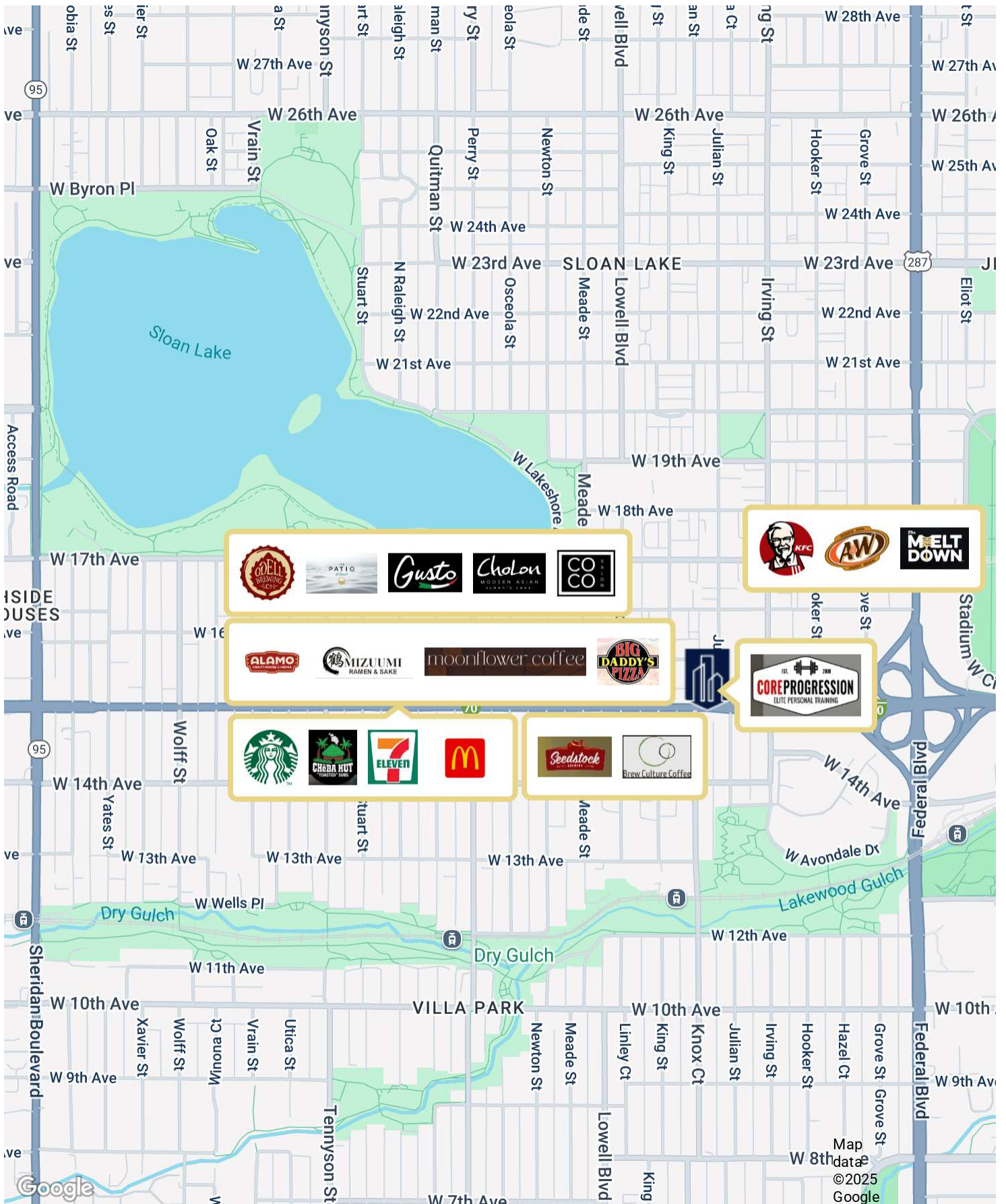
| DEMOGRAPHICS             | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| <b>Total Households</b>  | 11,629    | 116,153   | 218,547   |
| <b>Total Population</b>  | 24,555    | 236,645   | 467,301   |
| <b>Average HH Income</b> | \$129,848 | \$114,091 | \$116,155 |

## SHAWNA SOFFA

720.739.5235

ssoffa@madisoncommercial.com

# RETAILER MAP



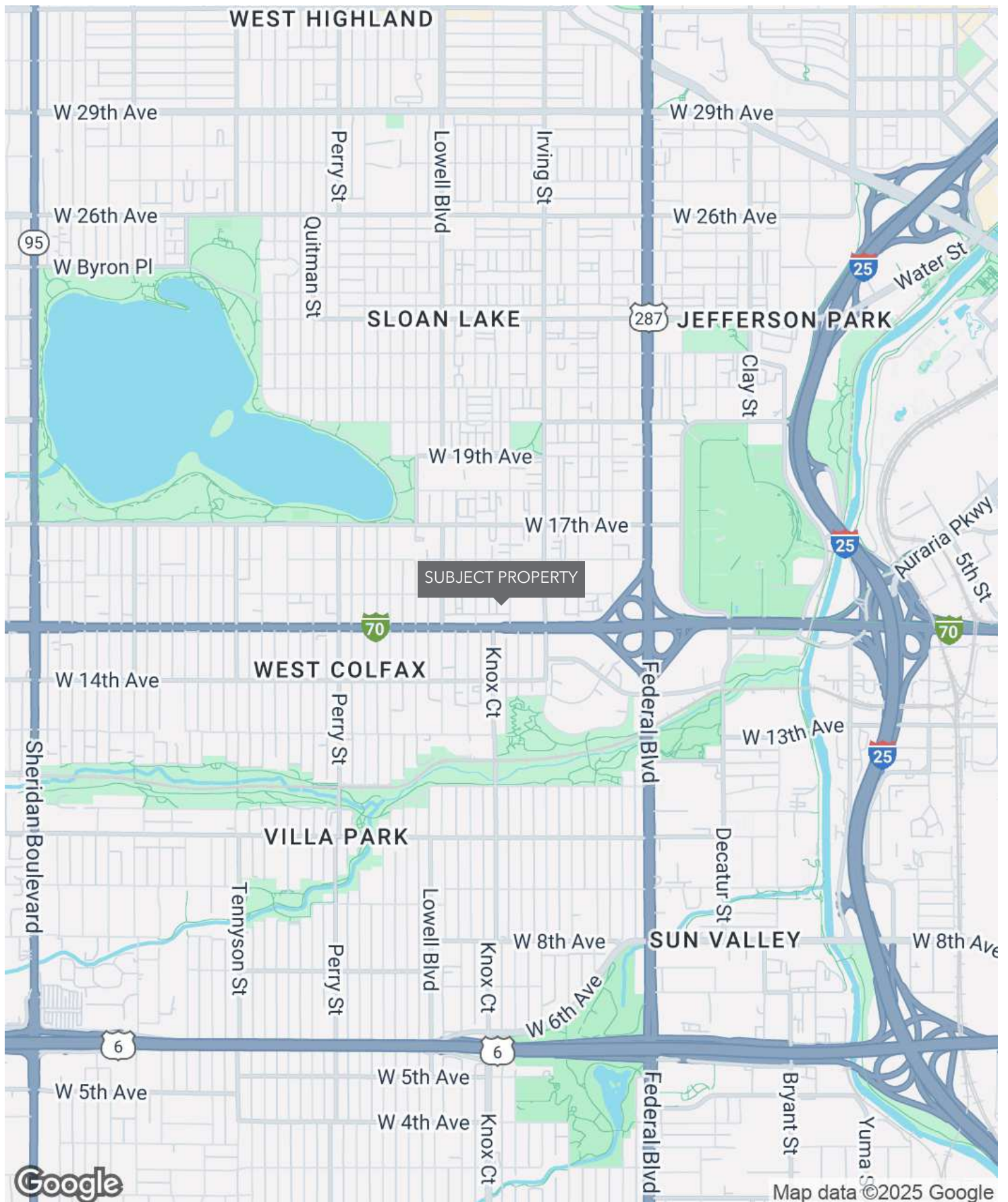
**SHAWNA SOFFA**

720.739.5235

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# LOCATION MAP



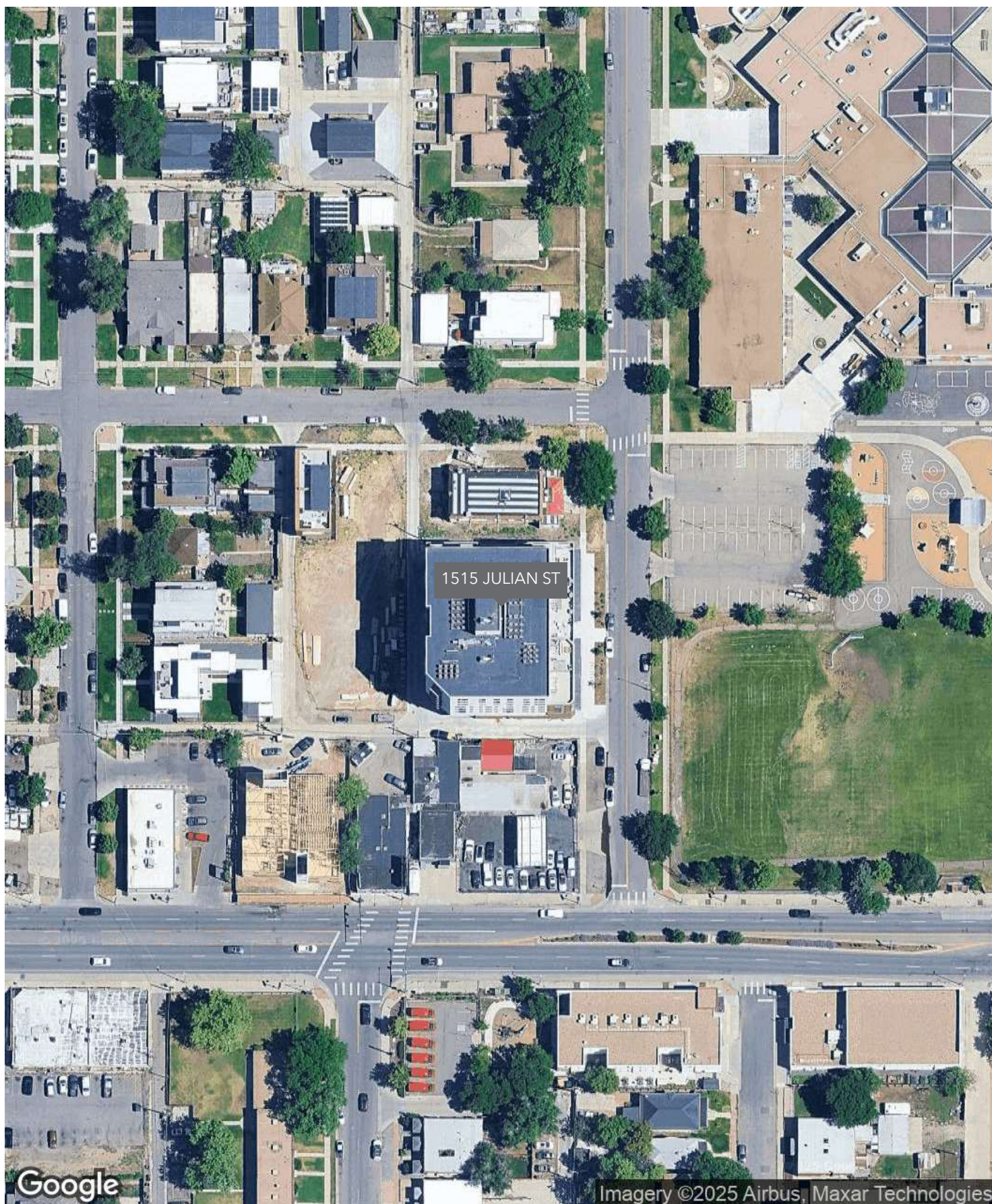
**SHAWNA SOFFA**

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# AERIAL MAP



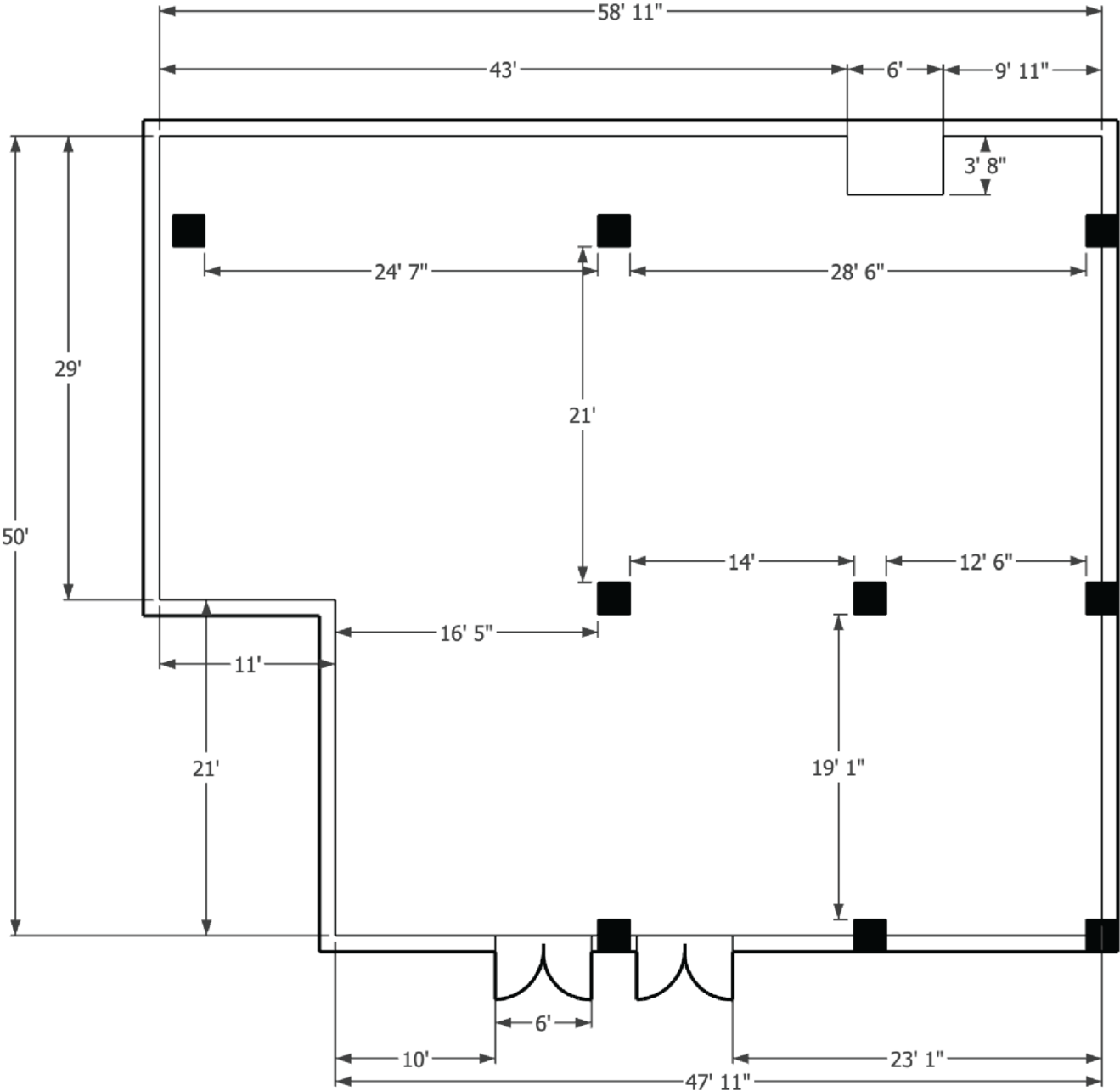
**SHAWNA SOFFA**

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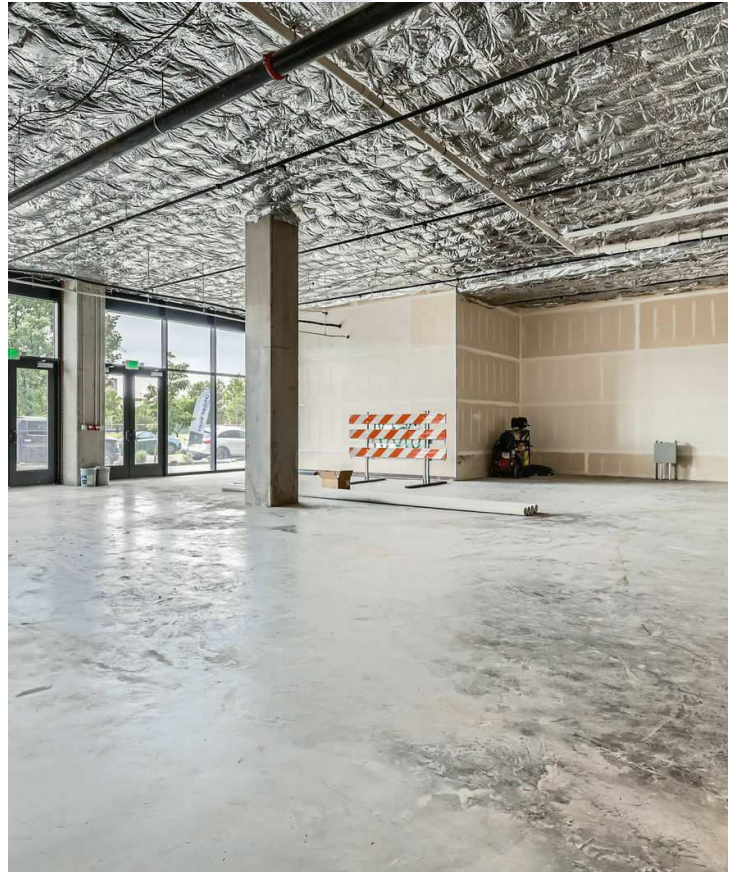
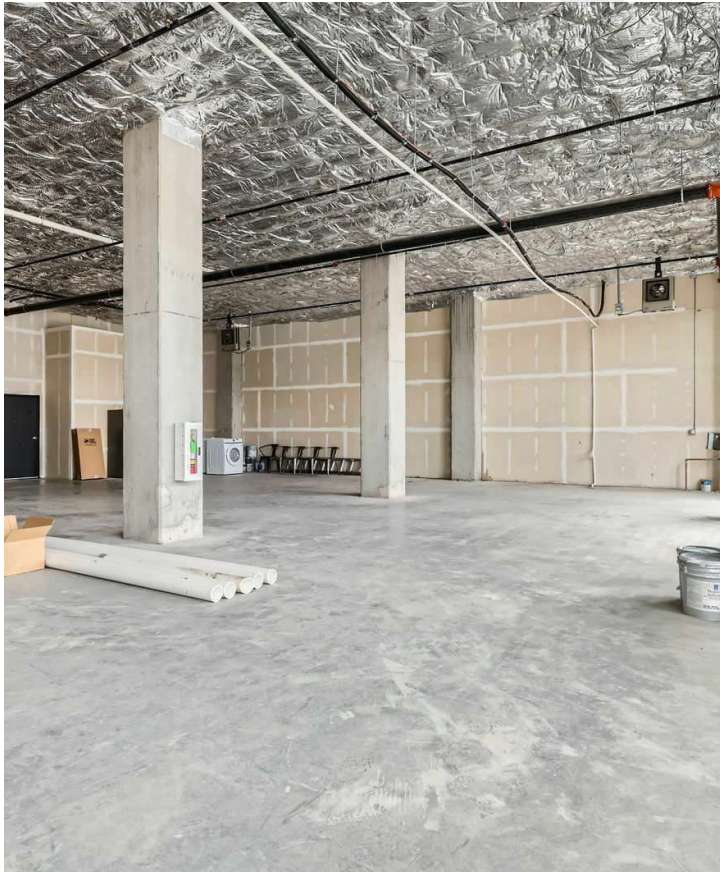
FLOOR PLANS



SHAWNA SOFFA

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## ADDITIONAL PHOTOS



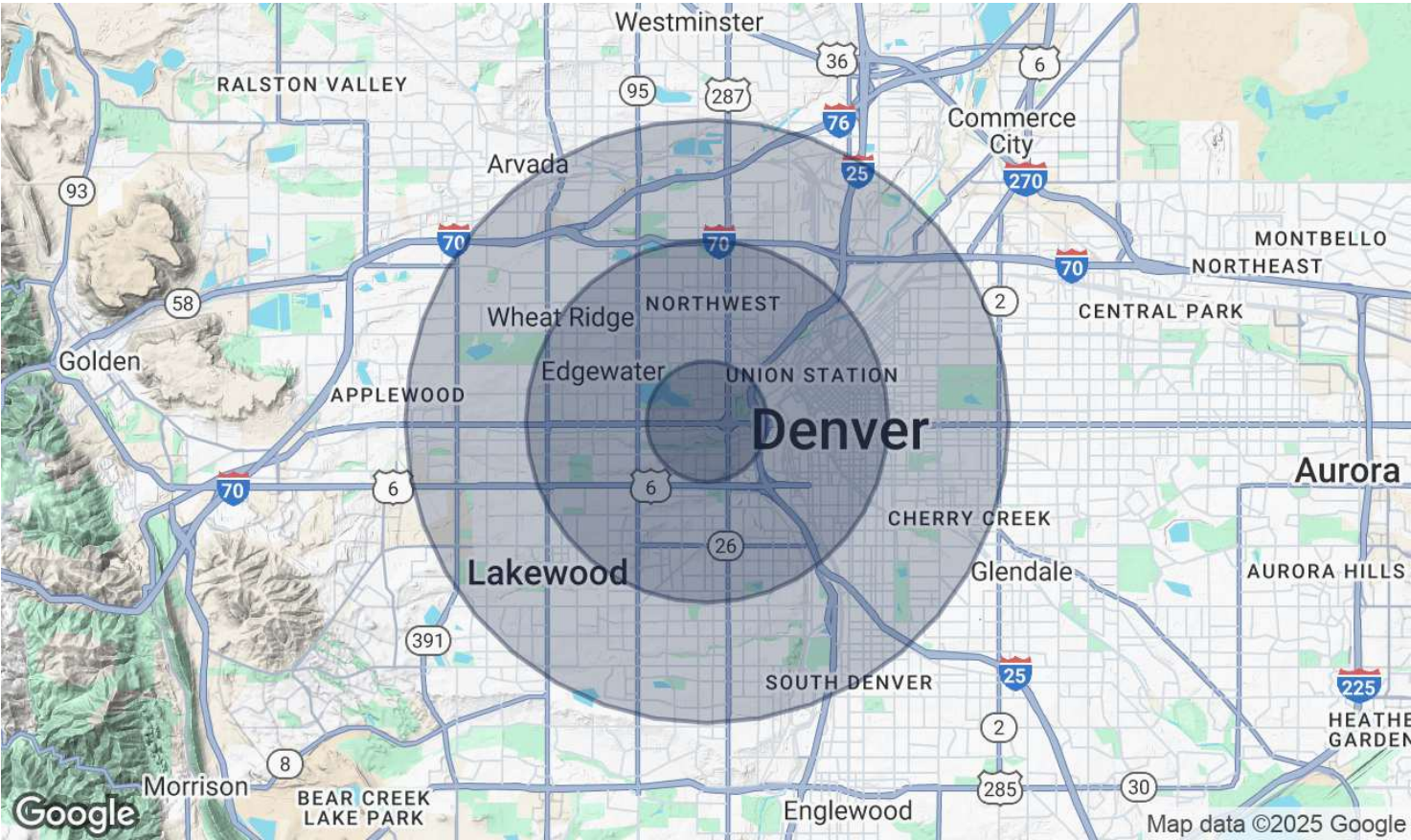
**SHAWNA SOFFA**

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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 24,555 | 236,645 | 467,301 |
| Average Age          | 35     | 37      | 39      |
| Average Age (Male)   | 35     | 37      | 38      |
| Average Age (Female) | 35     | 37      | 39      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 11,629    | 116,153   | 218,547   |
| # of Persons per HH | 2.1       | 2         | 2.1       |
| Average HH Income   | \$129,848 | \$114,091 | \$116,155 |
| Average House Value | \$804,935 | \$720,967 | \$725,804 |

Demographics data derived from AlphaMap