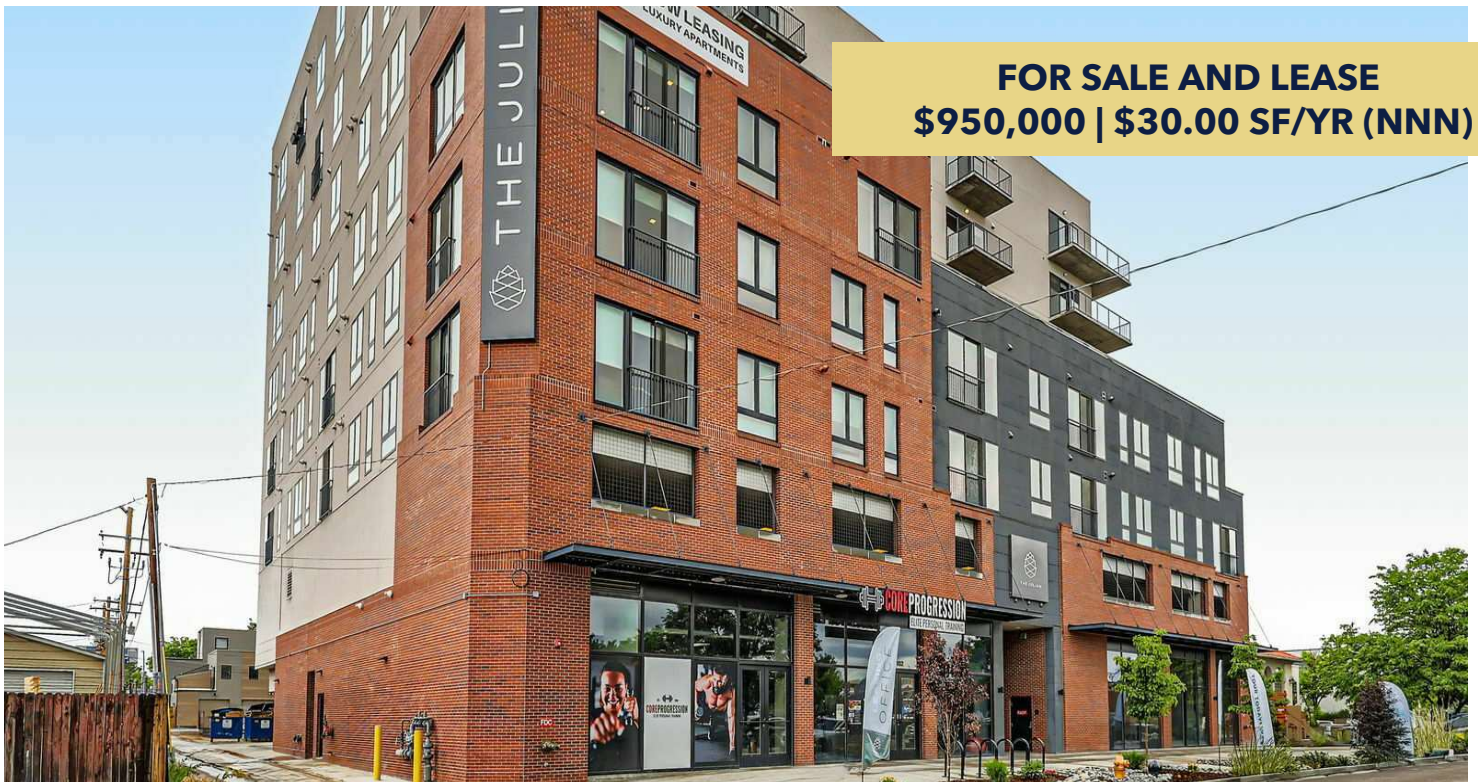




RETAIL CONDO

1515 JULIAN ST C-101

Denver, CO 80204



AVAILABLE SF

2,785 SF



BUILDING SF

111,752 SF



ZONING

C-MS-8

PROPERTY HIGHLIGHTS

- 2,785 SF ground-floor retail condo (shell condition)
- Ideal for health & wellness or kid-focused concepts
- Across from elementary school - built-in family traffic
- Bright, open layout with tall ceilings and ample natural light
- Zoned C-MS-8 with grease trap + stubbed utilities
- Colorado Enterprise Zone tax credit eligible



TAX CREDITS

ELIGIBLE



TAXES

\$25,370



YEAR BUILT

2021

PROPERTY DESCRIPTION

Prime 2,785 SF ground-floor retail condo available for sale or lease in Denver's desirable Sloan's Lake neighborhood. Situated on the ground floor of a modern luxury residential building and directly across from a neighborhood elementary school, this high-visibility space offers an excellent opportunity for wellness studios, boutique retail, or family-focused concepts. Featuring soaring ceilings, expansive windows, and flexible C-MS-8 zoning, the unit is filled with natural light and offers strong walkability, residential density, and proximity to major corridors like Colfax, Federal, and I-25.

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

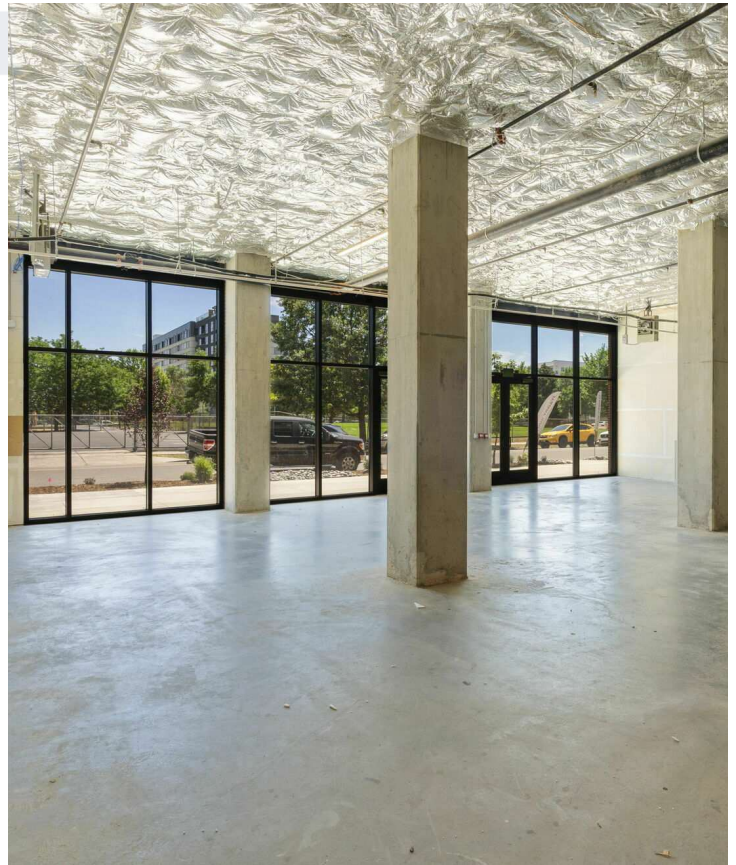
This 2,785 SF ground-floor retail condo, constructed in 2021 and offered in shell condition, is a rare opportunity to create a fully customized space in the heart of a vibrant and growing community. Zoned C-MS-8 and eligible for tax credits through the Colorado Enterprise Zone Program, the unit is ideal for a wide variety of uses – from health and wellness to family-focused retail.

Located directly across from an elementary school and surrounded by dense residential development, the property offers built-in visibility and foot traffic for businesses such as children's salons, enrichment centers, boutique retail, or treat shops. At the same time, its spacious layout, high ceilings, and natural light make it a strong fit for yoga or movement studios, med spas, holistic wellness clinics, beauty and esthetics professionals, and health-forward cafés.

The unit includes concrete flooring, exposed walls, and stubbed-in HVAC, plumbing, and electrical, along with access to a shared grease trap – giving you the flexibility to design the space around your vision.

PROPERTY HIGHLIGHTS

- 2,785 SF retail condo offered in shell condition – flexible for a variety of tenant needs
- Great opportunity for family-oriented businesses: children's hair salons, tutoring or enrichment centers, creative play studios, boutique toy or clothing shops, ice cream or dessert cafés
- Equally ideal for health & wellness concepts: fitness or yoga studios, med spas, massage therapy, esthetics and skincare, holistic care, or juice bars and health cafés
- Located directly across from an elementary school – excellent exposure to families and local residents
- High ceilings and large windows provide abundant natural light
- Stubbed-in utilities and access to a common grease trap
- Walkable, high-density residential area with ongoing development
- Convenient access to Colfax Ave, Federal Blvd, and I-25
- Eligible for tax credits through the Colorado Enterprise Zone Program
- Tenant Improvement Allowance negotiable with lease



OFFERING SUMMARY

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

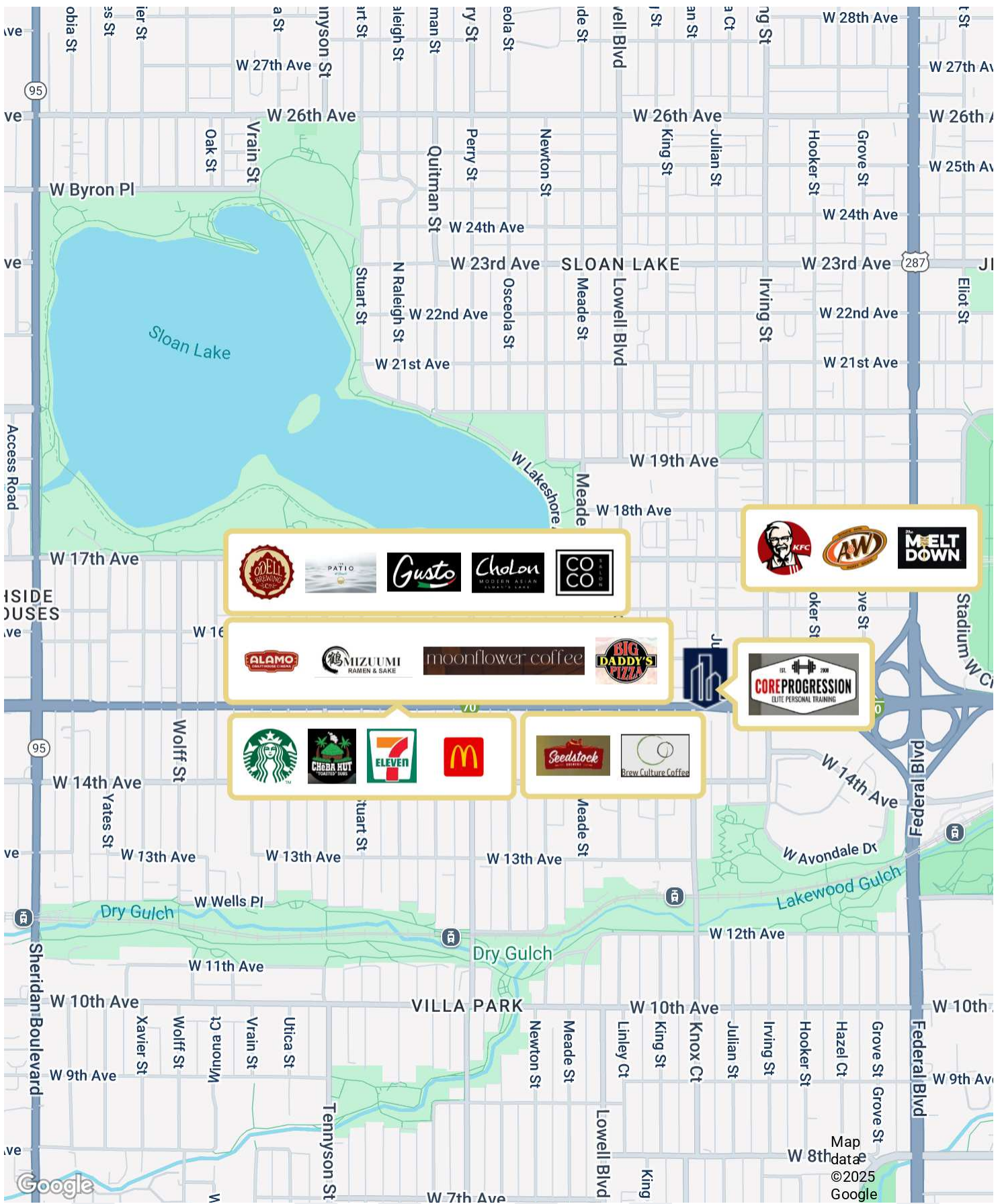
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,629	116,153	218,547
Total Population	24,555	236,645	467,301
Average HH Income	\$129,848	\$114,091	\$116,155

SHAWNA SOFFA

720.739.5235

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RETAILER MAP



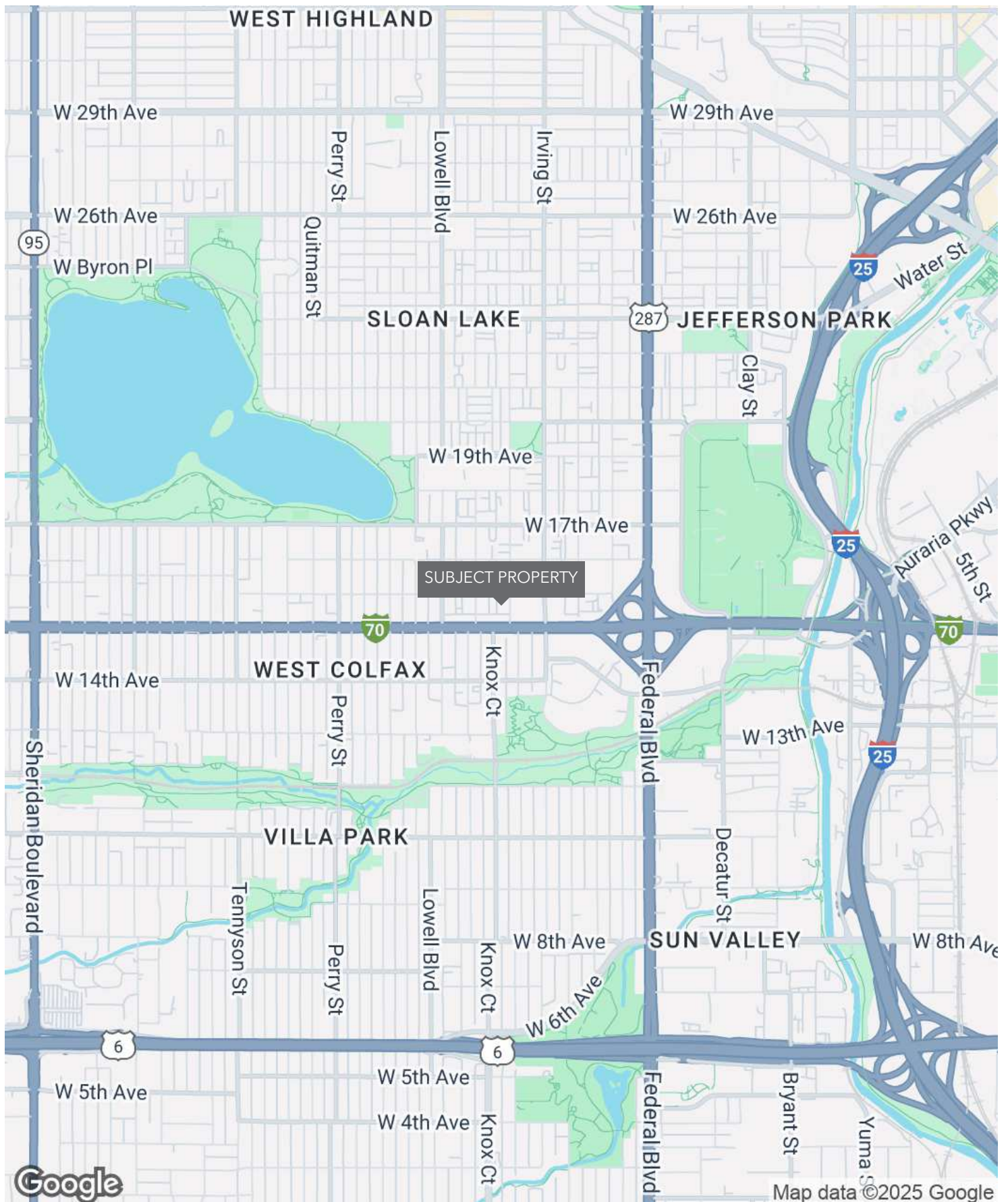
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LOCATION MAP



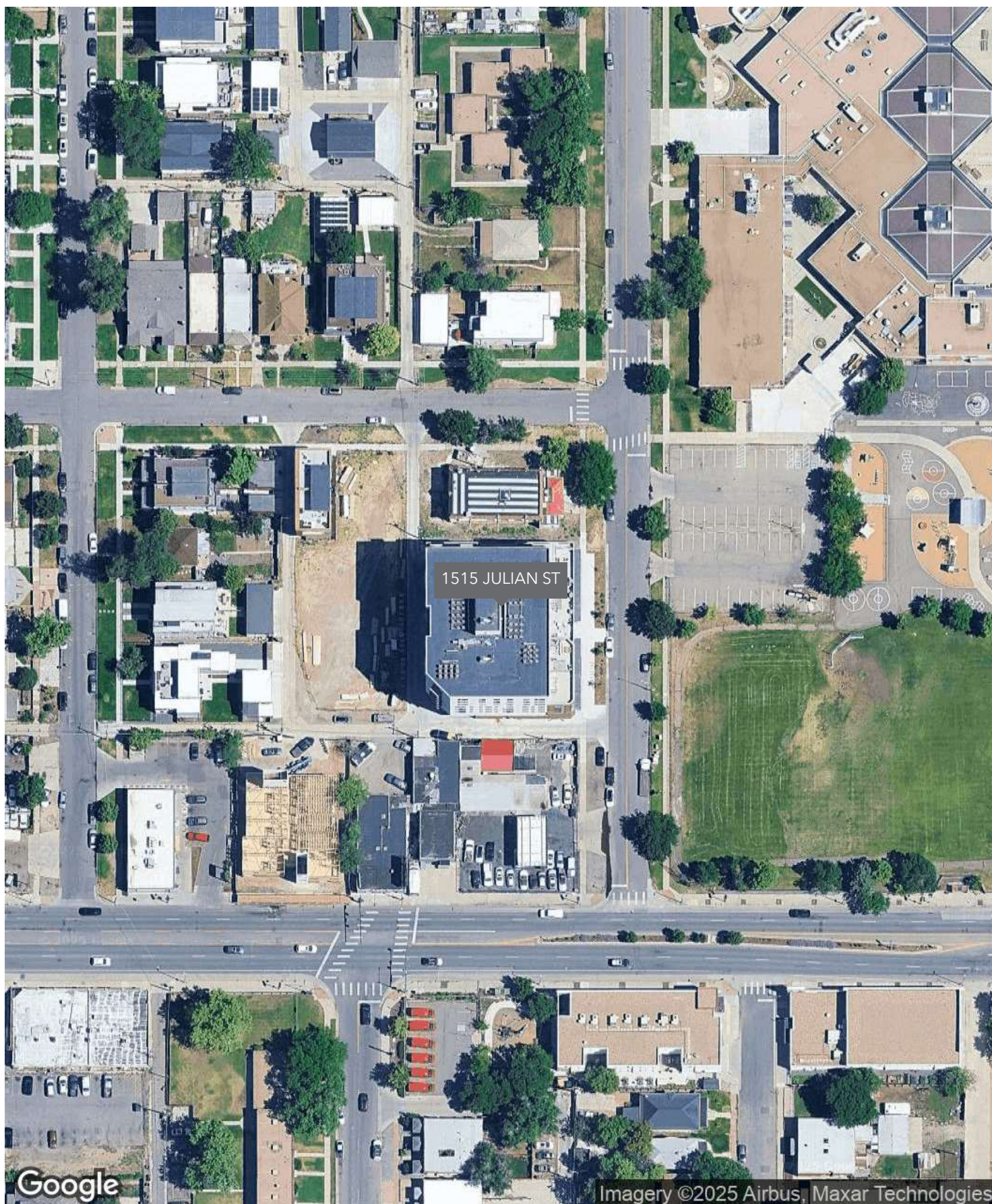
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AERIAL MAP



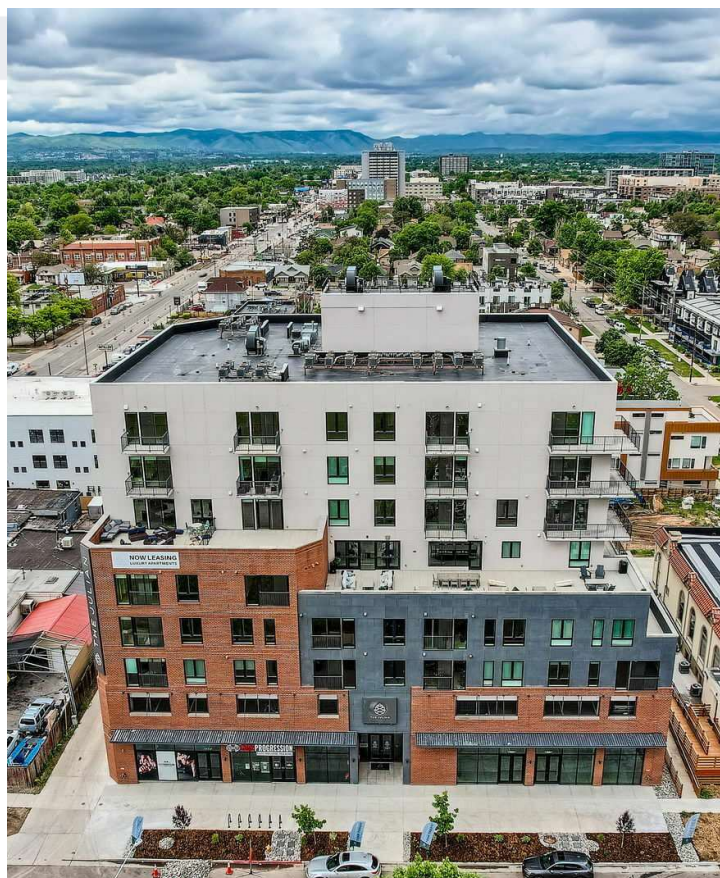
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ADDITIONAL PHOTOS



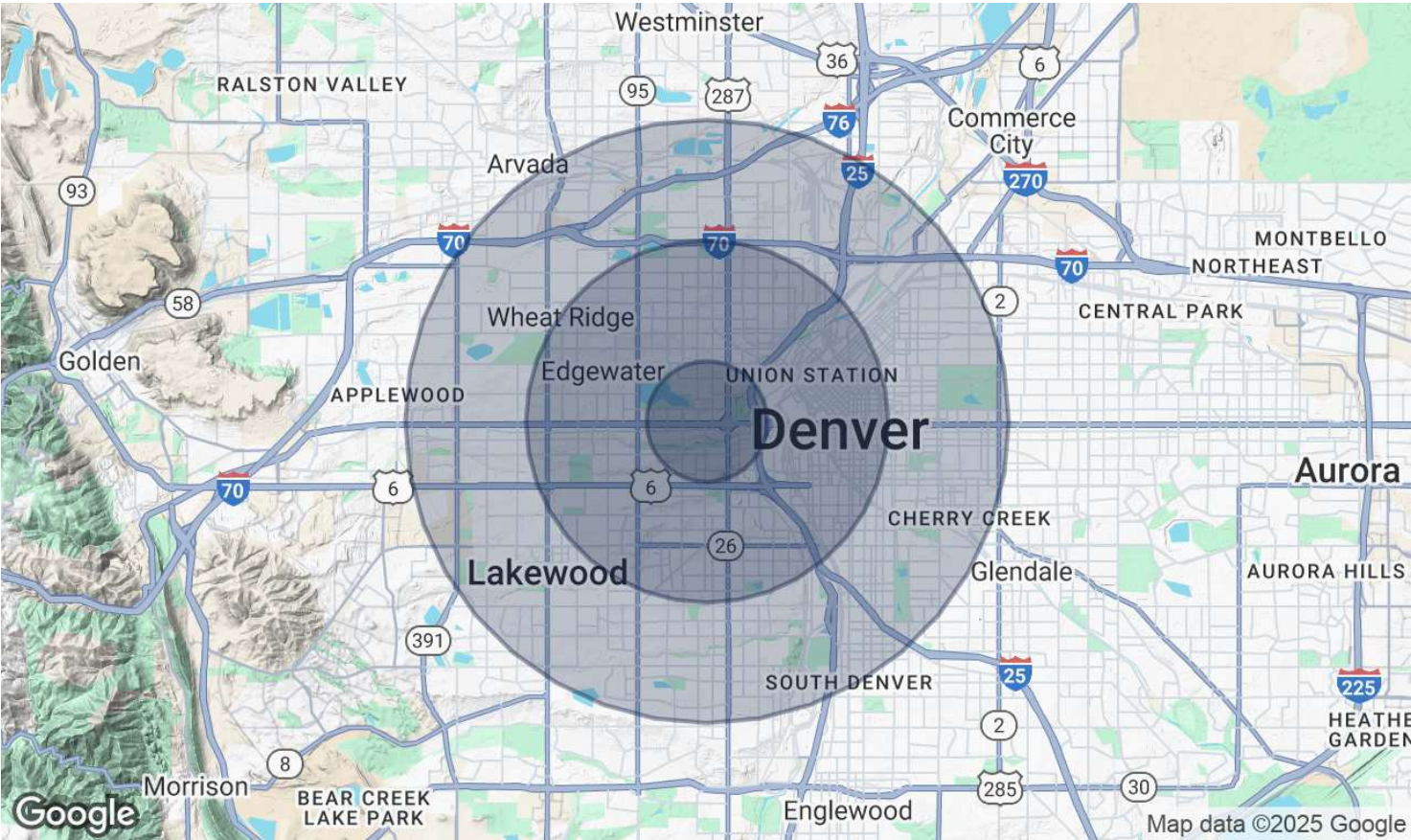
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DEMOGRAPHICS MAP & REPORT



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