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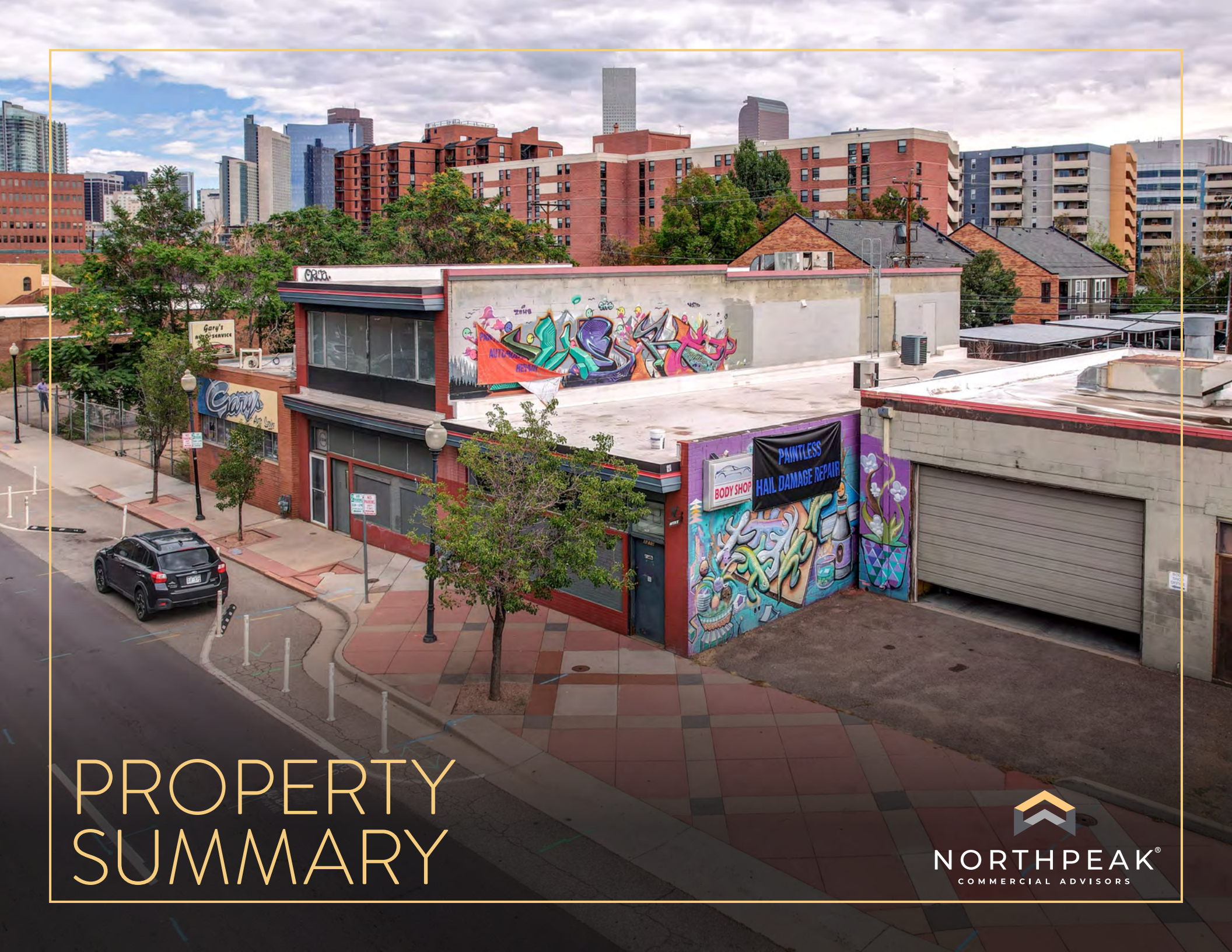
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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1210-1214 Santa Fe Dr. Denver, CO 80204
List Price	\$1,625,000
Building Type	Flex/Retail
Building Size	6,380 SF
Lot Size	5,227 SF .12 AC
Year Built/Renovated	1955/1957
Roof	Flat
Zoning	C-MS-8
Drive-In Doors	2
Parking	4 Spaces

PROPERTY HIGHLIGHTS

- Two contiguous storefronts totaling 6,380 SF of GLA
- Rare C-MS-8 zoning on an established main street corridor
- Delivered vacant with dual-address flexibility
- Positioned within the Art District on Santa Fe
- ~55' of frontage along Santa Fe Drive with direct street-level exposure

1210-1214 Santa Fe Drive is a multi-tenant retail / mixed-use property positioned along the Santa Fe Drive corridor in Denver's Baker and La Alma/Lincoln Park neighborhoods. The property will be delivered vacant at closing, offering a buyer full control of the space and the ability to occupy, reconfigure, or re-tenant at current market rents without assuming in-place lease obligations. The property benefits from continuous street frontage, strong pedestrian activity driven by the surrounding gallery and restaurant district, and an established position within one of Denver's most recognizable urban submarkets. Based on comparable sales and current market conditions, we believe the asset will appeal primarily to owner-users seeking a storefront presence in an amenity-rich corridor, as well as value-add investors prepared to underwrite lease-up and capture the spread between legacy and current market rents. The subject's dual-address configuration and central location position it well within today's market environment.





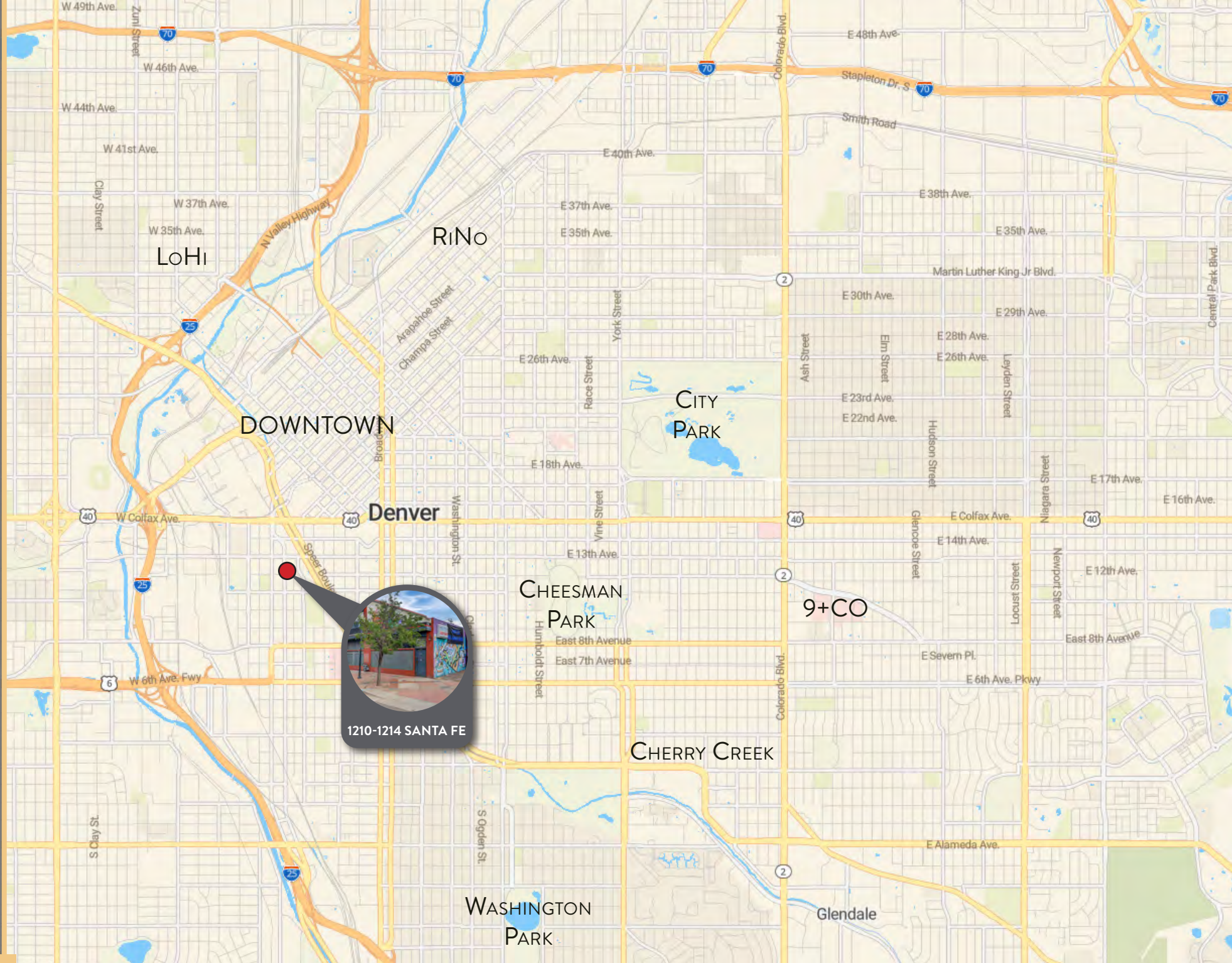




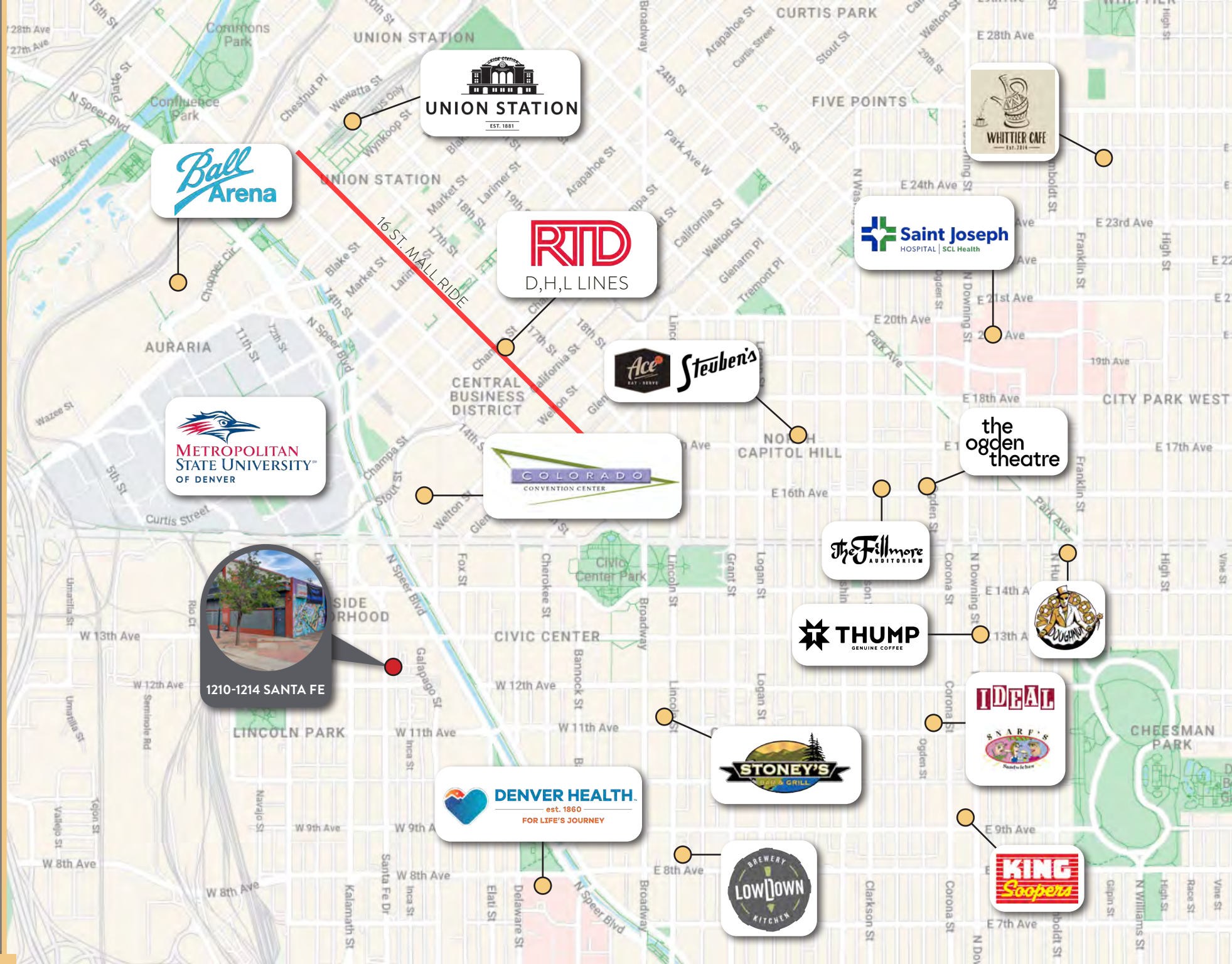
LOCATION OVERVIEW



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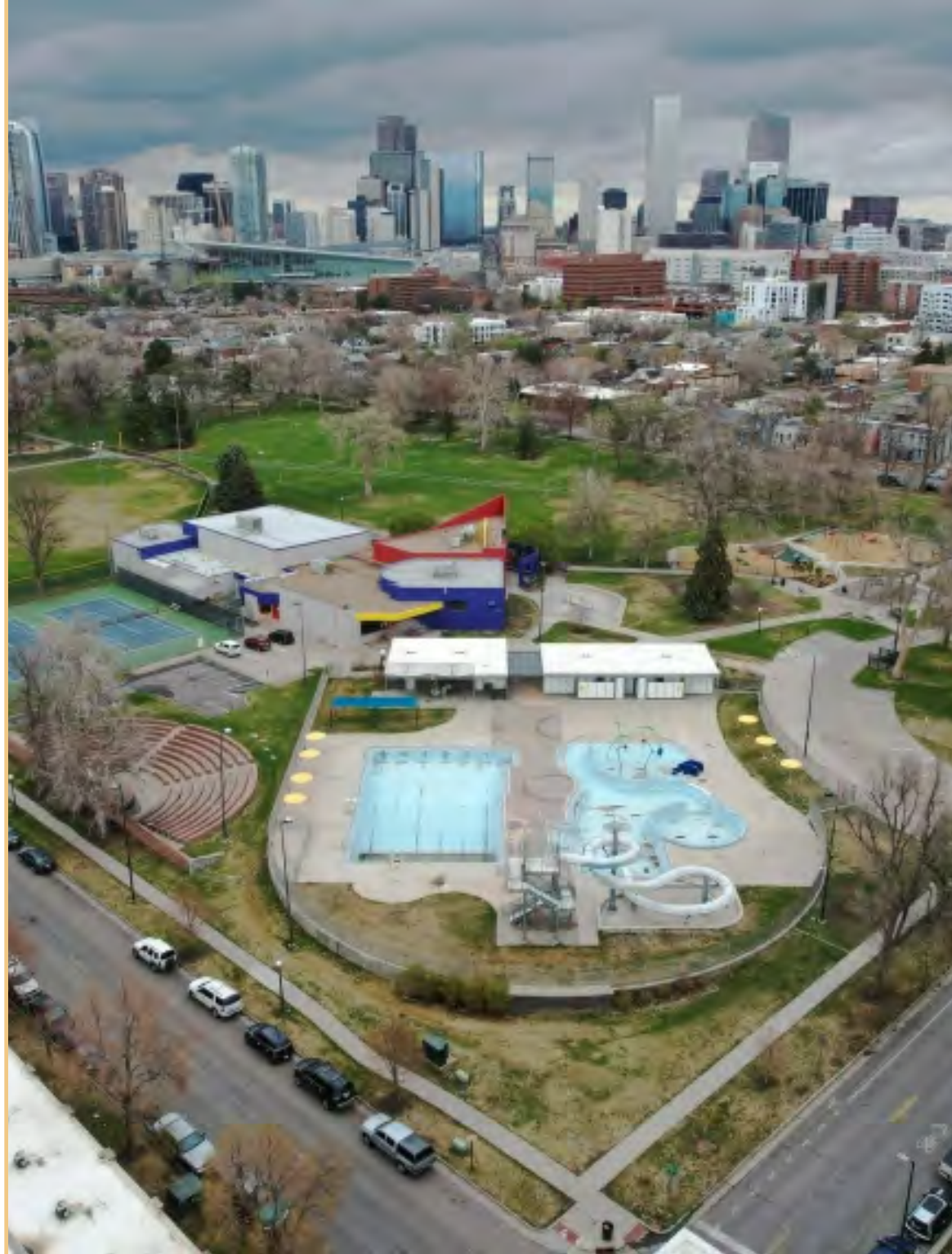
1210-1214 SANTA FE



LINCOLN PARK

Situated directly south of Downtown Denver, the Lincoln Park neighborhood—anchored by the vibrant Santa Fe Arts District—offers an ideal backdrop for retail and flex commercial assets. Known for its rich cultural history, eclectic gallery space, local eateries, and craft breweries, the corridor draws consistent foot traffic from local residents, urban tourists, and creative professionals alike. Retailers and flex operators benefit directly from high-visibility frontages along major arteries such as Santa Fe Drive, Kalamath Street, and Speer Boulevard. This energetic daytime and nighttime environment creates a dynamic commercial footprint where customer-facing retail, creative showrooms, and boutique flex uses can thrive side by side.

Lincoln Park sits at the crossroads of central Denver's premier transport corridors, bounded by Colfax Avenue to the north, I-25 to the west, and 6th Avenue (US-6) to the south. This exceptional arterial network provides flexible logistics operations, last-mile delivery ease, and seamless regional access for both clients and service vehicles. Supported by nearby transit nodes, including the 10th & Osage Light Rail Station and ongoing transit-oriented redevelopment like the Mariposa community, the neighborhood is experiencing sustained infill density and population growth. For retail and flex buyers, an asset in Lincoln Park combines versatile physical space—capable of housing showroom, office, studio, or light assembly components—with the long-term value appreciation of an established, highly accessible urban sub-market.





COMPARABLE SALES



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**SUBJECT PROPERTY**

1210-1214 Santa Fe Dr., Denver, CO

Sale Date	JUST LISTED
List Price	\$1,625,000
Building Size	6,380 SF
Price/SF	\$254.70
Year Built	1955/1957
Zoning	C-MS-8

1412 Wazee St
Denver, CO 80202

#1

Sale Date	6/26/2026
Sale Price	\$1,932,500
Building Size	6,244 SF
Price/SF	\$309.50
Year Built	1888
Zoning	B-7

833 Santa Fe Dr
Denver, CO 80204

#2

Sale Date	5/21/2026
Sale Price	\$1,894,300
Building Size	6,250 SF
Price/SF	\$303.09
Year Built/Renov.	1900/2016
Zoning	C-MS-5

2413-2427 N Washington St
Denver, CO 80205

#3

Sale Date	3/25/2026
Sale Price	\$1,415,000
Building Size	7,056 SF
Price/SF	\$200.54
Year Built	1961
Zoning	C-MX-5

1120 Santa Fe Dr
Denver, CO 80204

#4

Sale Date	10/8/2025
Sale Price	\$1,400,000
Building Size	4,700 SF
Price/SF	\$297.87
Year Built	2003
Zoning	B-8

1600 W 13th Ave
Denver, CO 80204

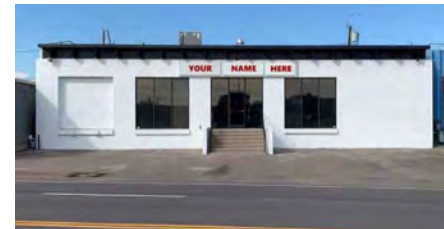
#5

Sale Date	10/2/2024
Sale Price	\$1,500,000
Building Size	7,120 SF
Price/SF	\$210.67
Year Built	1951
Zoning	I-MX-5

1600 W 13th Ave
Denver, CO 80204

#6

Sale Date	7/1/2024
Sale Price	\$1,800,000
Building Size	4,404 SF
Price/SF	\$408.72
Year Built/Renov.	1961/2014
Zoning	C-MS-5

1025 Zuni St
Denver, CO 80204

#7

Sale Date	3/28/2024
Sale Price	\$1,900,000
Building Size	4,880 SF
Price/SF	\$389.34
Year Built	1960
Zoning	I-B

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1210-1214 Santa Fe Dr., Denver CO 80204 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



1210-1214 SANTA FE DR. | DENVER, CO

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