



Marcus & Millichap
THE KRAMER GROUP
OFFERING MEMORANDUM

1640 SOUTH BROADWAY
DENVER, CO 80210

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NON-ENDORSEMENT NOTICE

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Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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MNET ACTIVITY ID: ZAH0050055

SECTION

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EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP



1640 SOUTH BDWY

DENVER, CO 80210

\$2,095,000

LISTING PRICE

1977
YEAR BUILT

10,148 SF
BUILDING/SF

\$206.44
PRICE/SF

0.29 AC
LOT SIZE

770 SF
GARAGE/SF

10,913 SF
GROSS BUILDING
AND GARAGE/SF





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present the investment opportunity located at 1640 S Broadway in Denver, Colorado. This well-maintained, flex/warehouse property was formerly home to Metro Appliance Service for over 50 years. The property encompasses approximately 10,913 square feet across two floors and includes roughly 30 percent dedicated office space, offering a balanced configuration suitable for a variety of operational or tenant uses. The building also includes a detached garage space measuring approximately 770 square feet, providing additional storage or service capacity. Constructed with durable masonry and concrete floors, the property features a functional industrial layout with a main-floor warehouse offering approximately 10-foot clearance and a second-floor warehouse area with approximately eight feet of clearance. Operational efficiency is enhanced by a freight elevator, allowing for seamless vertical movement of equipment and inventory. The facility is further equipped with one dock door and one drive-in door providing convenient warehouse access, as well as three-phase, 400-amp power to support a range of industrial or light manufacturing users. A rare on-site parking lot provides valuable convenience for employees, customers, or service vehicles an increasingly limited amenity in urban industrial environments. Zoned U-MS-3, the property offers flexibility for multiple commercial or mixed-use applications. Situated along the highly sought-after Broadway corridor just south of Interstate 25, the location provides excellent accessibility and visibility within a well-established commercial area. Overall, this property represents an appealing opportunity for investors seeking to acquire a well-located, very well-maintained flex building in a dynamic corridor with long-term usability and strong potential for tenant demand.

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THE KRAMER GROUP

PROPERTY HIGHLIGHTS



Prime Broadway Corridor Location
Just South of Interstate 25
Providing Excellent Accessibility



Functional Industrial Layout
Featuring Freight Elevator, Dock Door,
Drive-In Door, and ThreePhase 400 AMP
Power

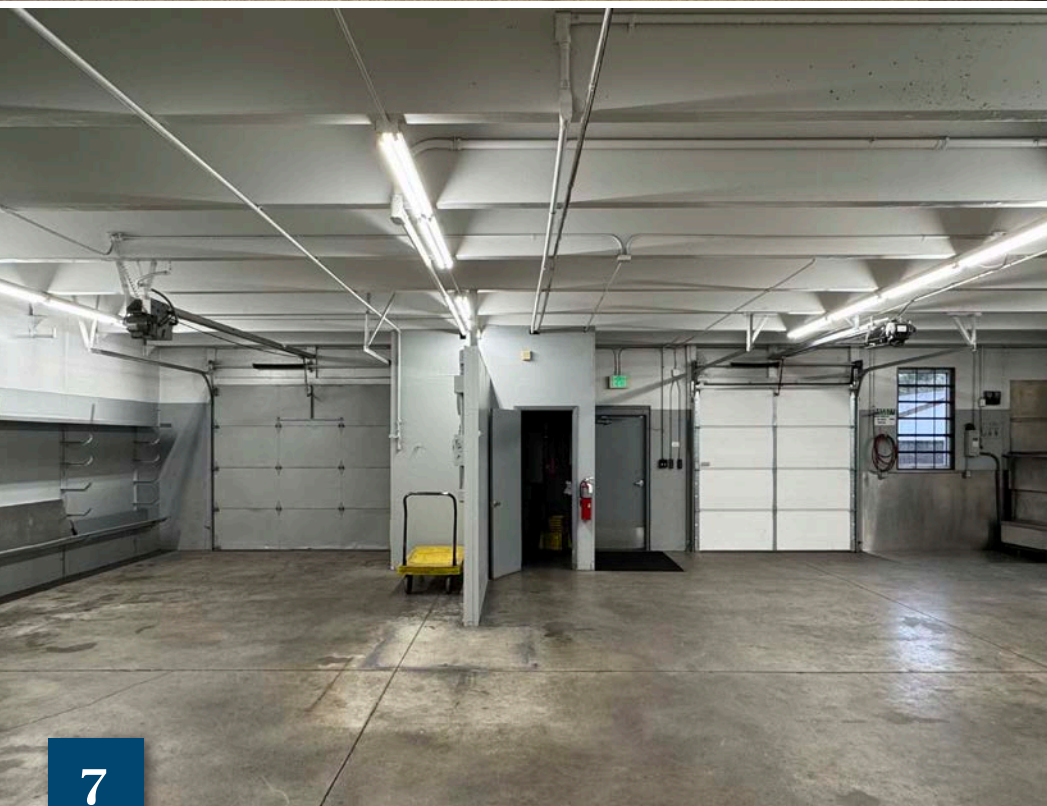


Approximately 10,913-Square-Foot
Two-Story Flex/Warehouse with
Approximately 30 Percent Office
Space

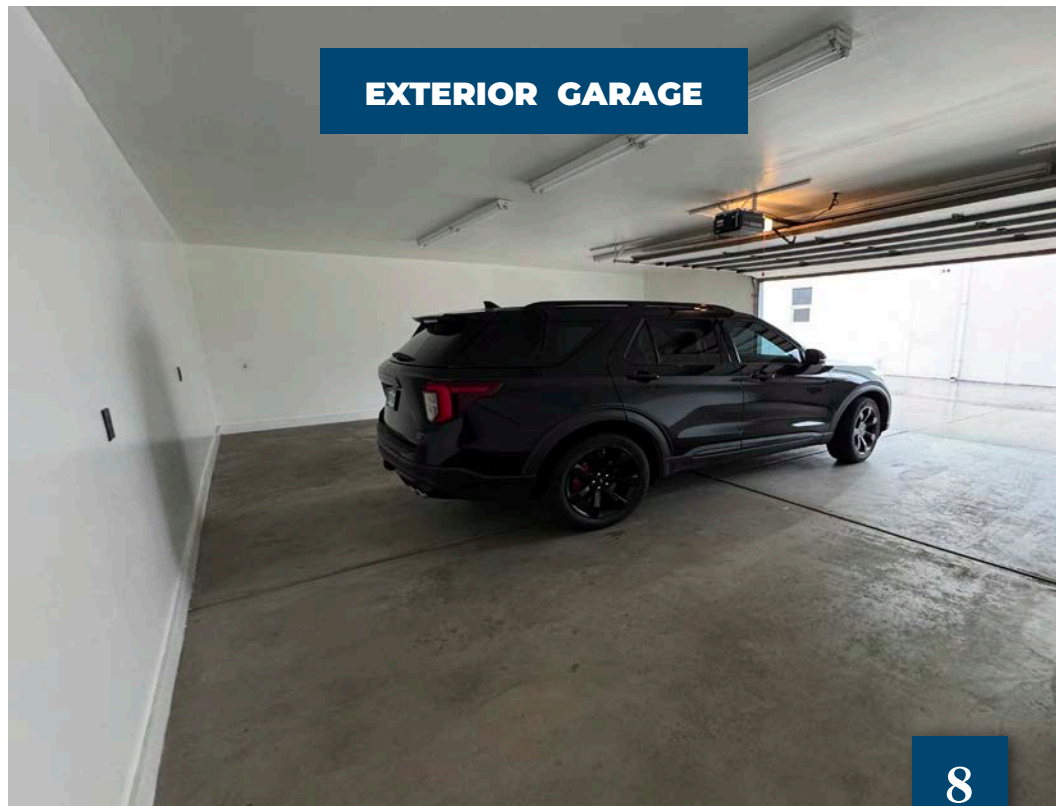
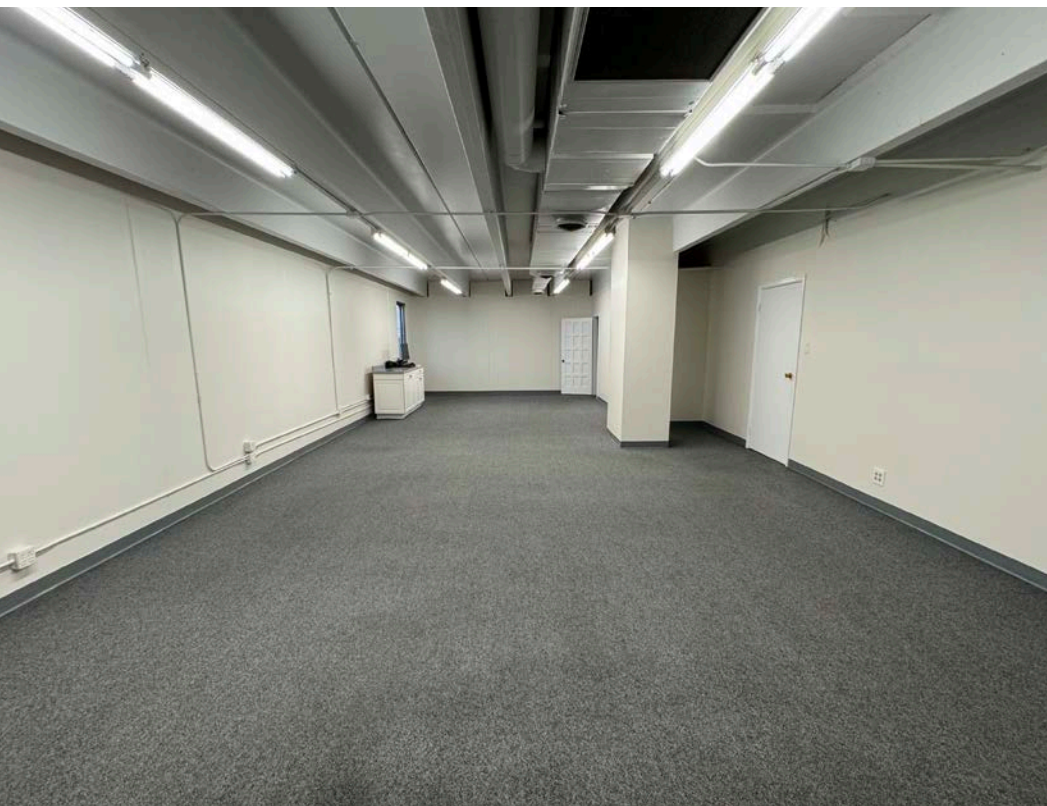


Rare On-Site Parking and Additional
770-Square-Foot Detached Garage
Positioned within a Dense Urban Industrial
Area

INTERIOR PHOTOS



INTERIOR PHOTOS



SECTION

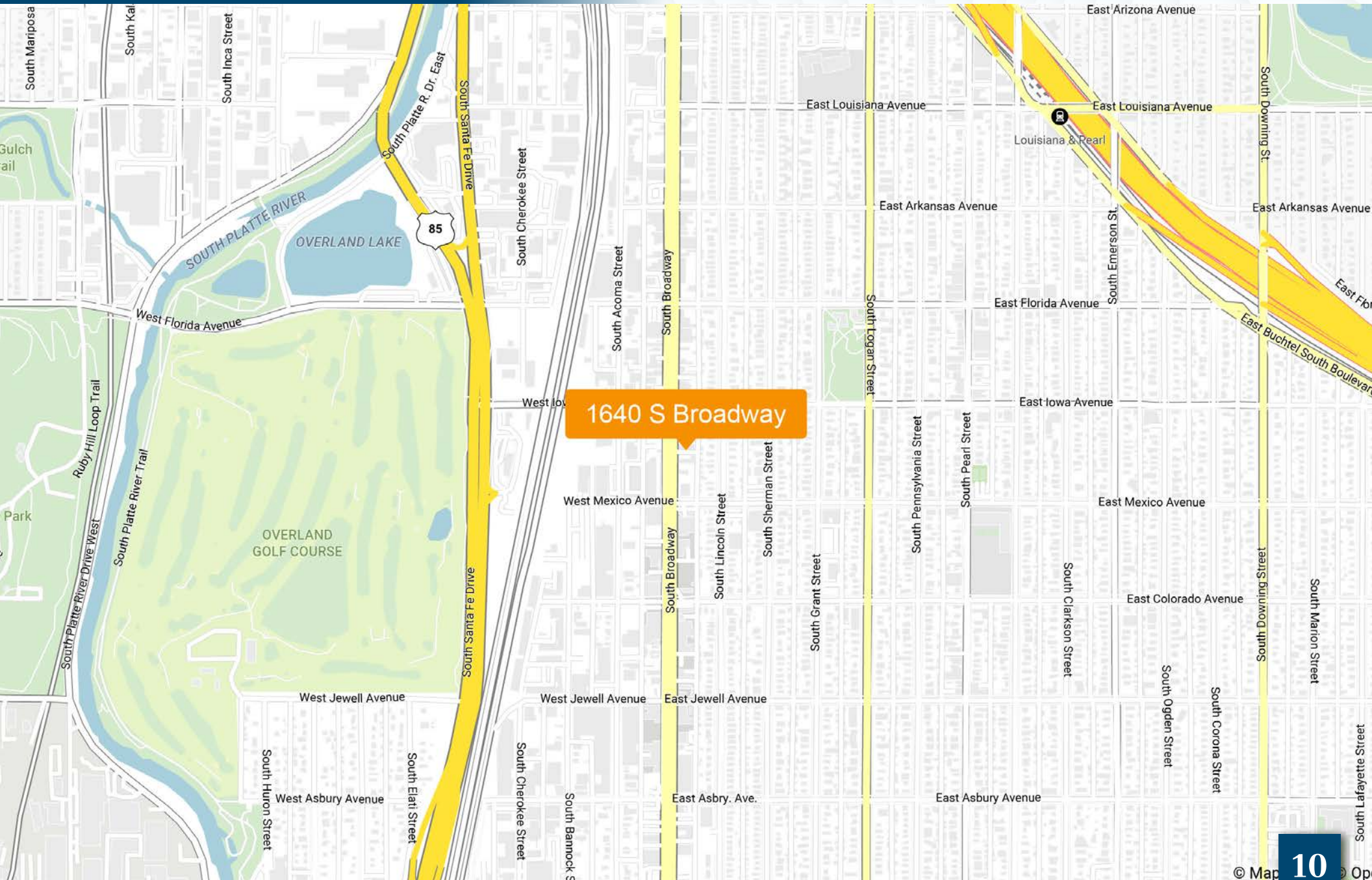
2

STRATEGIC LOCATION

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THE KRAMER GROUP

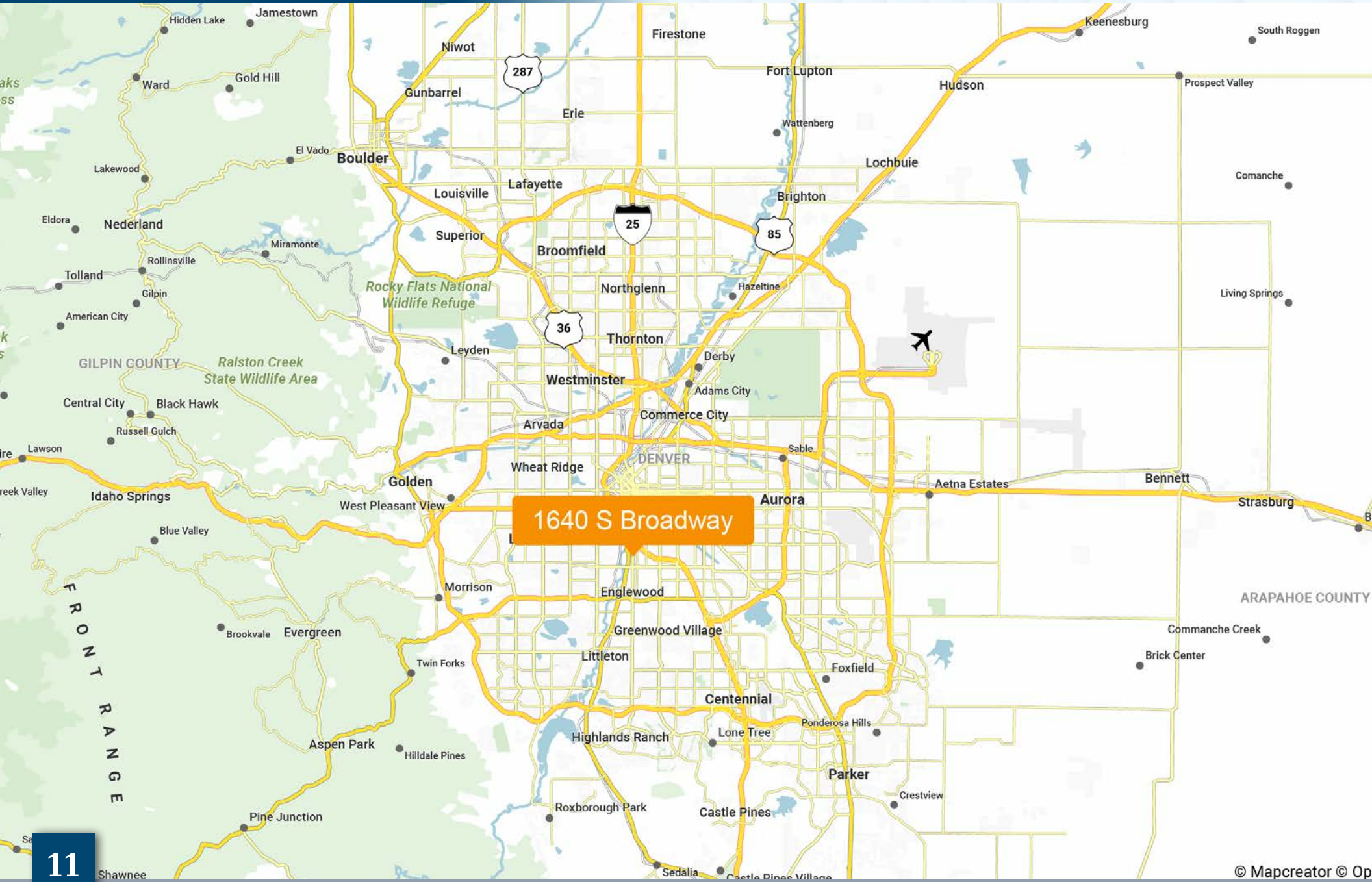


LOCAL MAP



1640 S Broadway

REGIONAL MAP



RETAILER MAP



PARCEL MAP



MARKET OVERVIEW

DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado’s Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 717,000 residents. The market also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. The Front Range is also served by the western hemisphere’s largest airport by land area, the Denver International Airport. Denver’s elevation of 5,280 feet above sea level earns it the nickname “Mile High City.” The market’s youthful and outdoorsy reputation has helped to pull regional offices into the area from established companies looking to entice talented employees.

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and multiple freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver’s highly educated labor force attracts tech employers. Over 40 percent of residents ages 25 and older hold at least a bachelor’s degree, and approximately 30 percent of jobs are in office-using fields.



ALTERNATIVE ENERGY

The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region, such as utility provider Xcel Energy and solar energy developer Korsail. Wind energy is also a focus, such as turbine manufacturer Vestas.



DENVER, CO

DEMOGRAPHICS

18,926

2025 POPULATION
WITHIN 1 MILE

240,028

2025 POPULATION
WITHIN 3 MILES

716,984

2025 POPULATION
WITHIN 5 MILES

35

MEDIAN AGE
WITHIN 1 MILE

\$156,638

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$123,321

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

7,899

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

89,833

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.0

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

1640 South Broadway, Denver, CO 80210
or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is no the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.



Broker

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