

609 E. SPEER BLVD

DENVER, CO 80203

609 E. SPEER BOULEVARD

CONTACT US FOR MORE INFORMATION



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EXECUTIVE SUMMARY

PINNACLE REAL ESTATE ADVISORS IS PLEASED TO PRESENT 609 E. SPEER, A MULTI-TENANT RETAIL / OFFICE OPPORTUNITY FOR SALE.

609 E Speer is a gem: minutes from both Cherry Creek and Denver's downtown core, with excellent visibility along one of Denver's most prestigious thoroughfares, with signage and off-street parking.

Owner-users have an opportunity to manage their occupancy cost below the cost of leasing in the submarket. For investors, the property is primed to be re-positioned from an office asset to a service-based retail building, with attractive suite sizes that are difficult to find in central Denver.

The property is offered for sale at \$1,660,000, \$312 per SF.



PROPERTY OVERVIEW

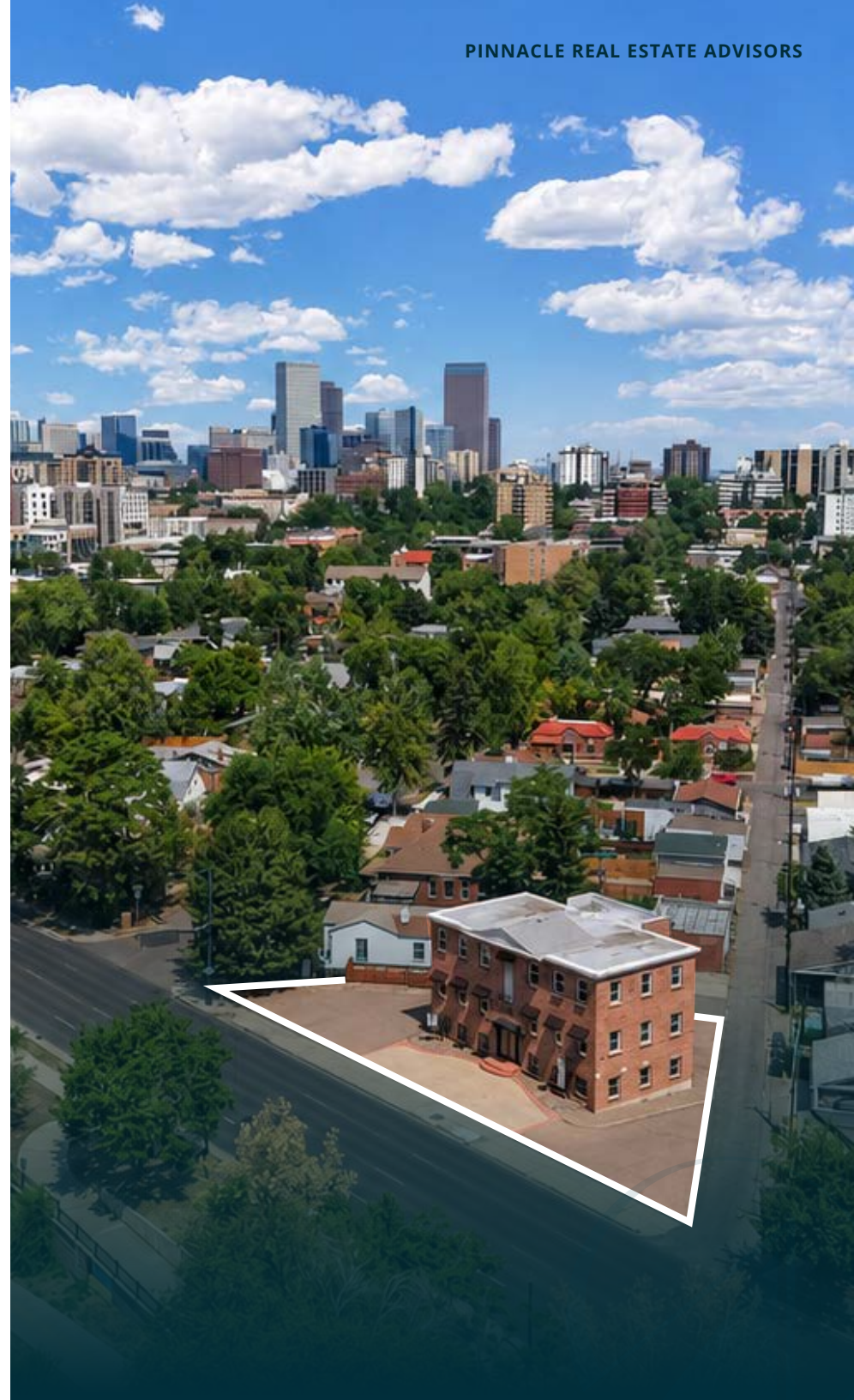
PROPERTY DETAILS

BUILDING TYPE:	Service-Oriented Retail / Office
BUILDING SIZE:	5,352
LOT SIZE:	3,370
SUITES:	Eight (could be combined)
STORIES	Three
PARKING:	Eleven surface spaces
YOC:	1965
CONSTRUCTION TYPE:	Masonry
ZONING:	U-MX-3
PRICE:	\$1,660,000
PRICE PER SF:	\$311.85

INVESTMENT HIGHLIGHTS

- Eight suites as currently built out, ranging from 175 to 950 SF
- Floorplate of 1,785 SF provides an opportunity for small-format users to grow into a full floor building overtime
- High-clear lower level with excellent window lines throughout
- Restrooms in place on each floor
- Rare opportunity for exterior signage on Speer (>25,000 VPD)
- Short-term leases in place – current financials available upon request

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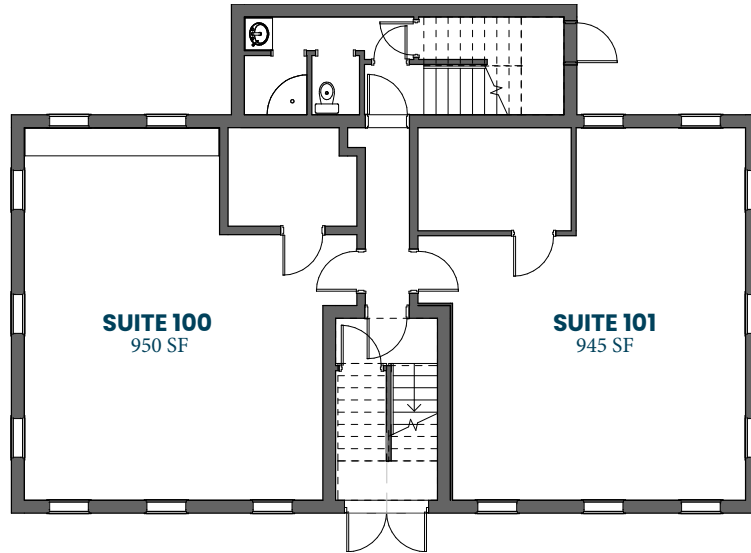


PINNACLE REAL ESTATE ADVISORS

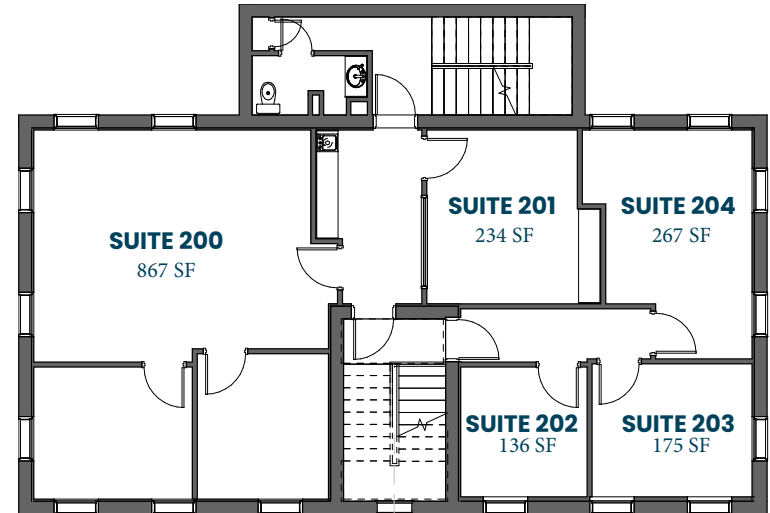


FLOOR PLANS

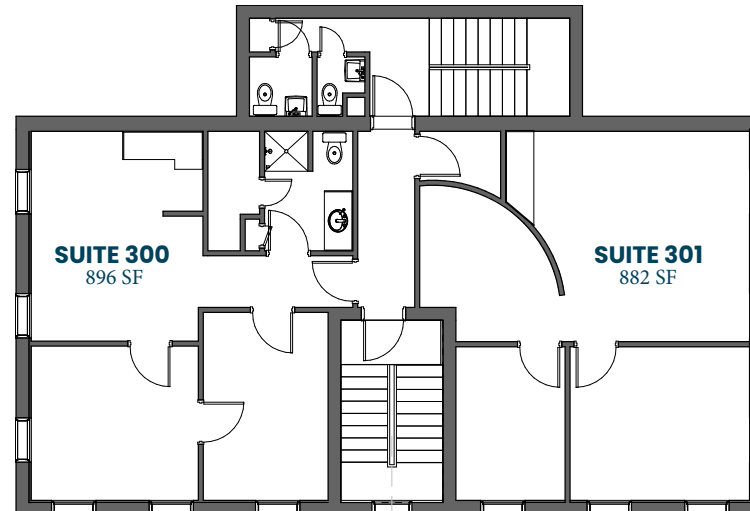
1ST FLOOR



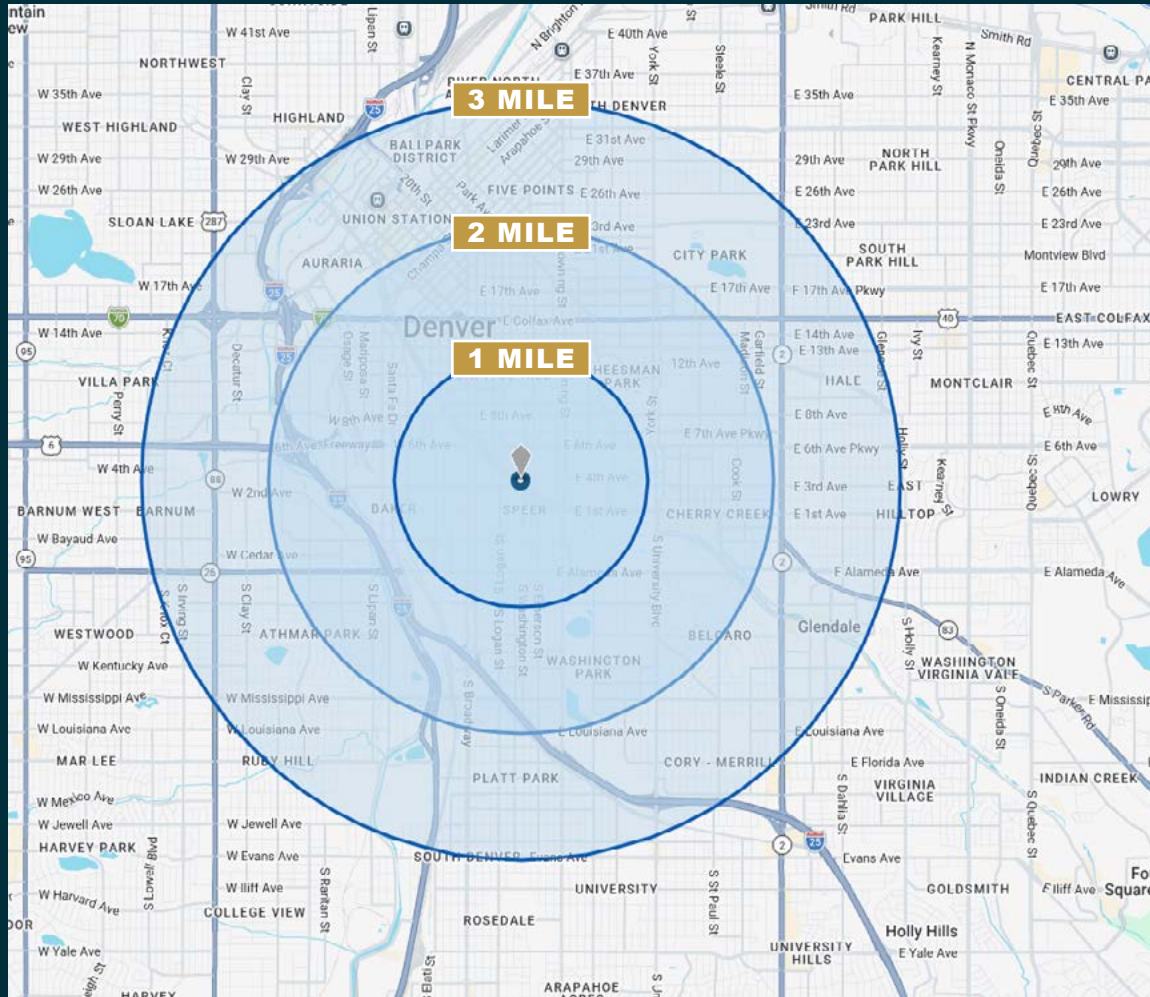
2ND FLOOR



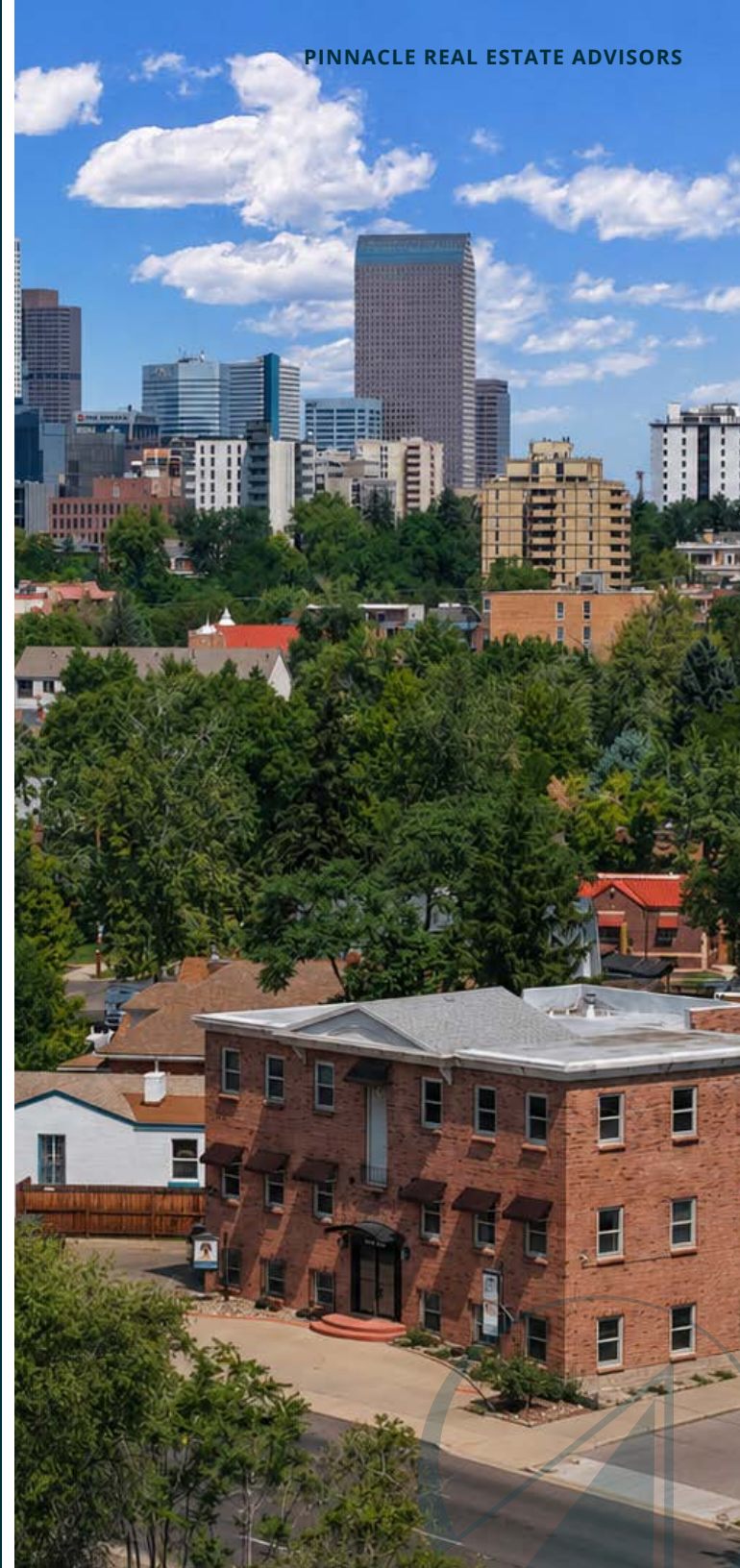
3RD FLOOR



DEMOGRAPHICS



RADIUS	1 MILE	2 MILES	3 MILES
2025 POPULATION	44,167	124,416	241,821
2025 HOUSEHOLDS	26,999	71,278	127,917
MEDIAN HOME VALUE	\$768,873	\$833,415	\$812,604
AVG HOUSEHOLD INCOME	\$131,108	\$132,132	\$132,107
MEDIAN HOUSEHOLD INCOME	\$100,556	\$100,712	\$100,998
COLLEGE GRADUATE	65.8%	62.7%	56.7%



DENVER BY THE NUMBERS

#2

**MOST HIGHLY
EDUCATED STATE**

US CENSUS BUREAU

3RD

**BUSIEST AIRPORT
IN THE US**

WALL STREET JOURNAL

#3

**#3 MOST
ENTREPRENURIAL CITY**

YAHOO NEWS

#4

**BEST PLACE FOR
BUSINESS AND CAREERS**

FORBES

#5

**MOST
DESIRABLE CITIES**

CLEVER OFFERS

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

710,800

0.566% 1-YEAR GROWTH

POPULATION

34.9

MEDIAN AGE

\$85,853

9.82% 1-YEAR GROWTH

MEDIAN HH INCOME

416,271

1.43% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

\$540,400

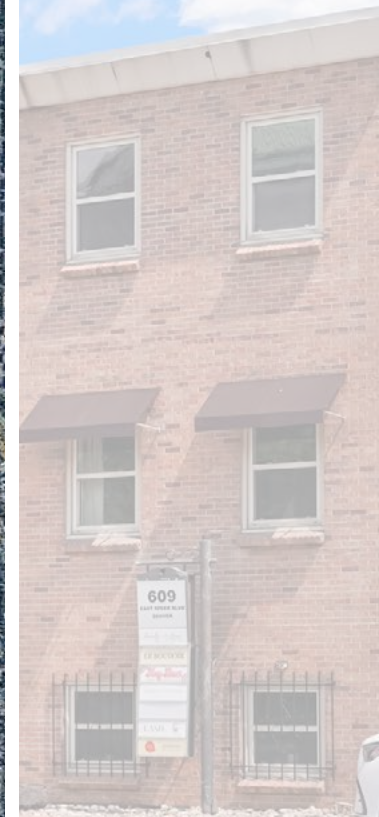
17.7% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

AREA MAP



CLE REAL ESTATE ADVISORS



DISCLAIMER

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Pinnacle REA 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. Pinnacle REA 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 Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and 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, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA 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. Pinnacle REA 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 the 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 or duplicate it, 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 Pinnacle REA. 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 Pinnacle REA at your earliest convenience.



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