



4732 S BROADWAY, ENGLEWOOD, CO 80113

LAND FOR DEVELOPMENT/ CAR LOT FOR SALE

PRICE: \$1,495,000

4732 SOUTH BROADWAY, ENGLEWOOD, CO 80113

LAND FOR REDEVELOPMENT FOR SALE

FOR MORE INFORMATION PLEASE CONTACT

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PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Parcel ID: **2077-10-4-08-027**
- Zoning: **MU-B-2 Mixed Use**
- Parking Ratio: **5/1,000 SF**
- Prime location in low-vacancy retail district
- Ample parking on property---up to 76 vehicles
- Located on .34 Acres (15,500 SF); 250' frontage on South Broadway
- Ideal for both redevelopment or using existing building and signage.
- Can expand .40 acres to .74 acres
- Building: **1,601 SF GLA**
- Construction: **Masonry or Concrete Block**
- Building Class: **C**
- One curb cut
- Over 30,000 Vehicles Per Day

PRIME LOCATION

Located directly off busy South Broadway (over 30,000 VPD), a major north/south retail corridor that runs through the Denver, CO MSA (19th largest MSA in the US---population 3,025,000). Centered in an active retail submarket and located near quick serve restaurants, upscale retail, banks, grocery stores, hardware stores, gas stations, dealerships, and auto repair. Average Household Income within two miles: \$115,458. Population within two miles: 64,324.

VERSATILE ZONING

Flexible Englewood MU-B-2 (Mixed Use) zoning district designed to provide retail and services to support surrounding areas and neighborhoods. Allowed uses include Auditorium, School, Music Venue, Restaurant, Hotel, Medical Marijuana, Medical Service, Office, Check Cashing, Commercial Kitchen for Food Delivery, Broadcasting/ Recording Studio, Tattoo Shop, Multi-Unit Dwelling, Residential Care, Adult Entertainment, Liquor Store, Group Home, Mortuary, Auto Pawn Broker, Auto Sales, Brewery/Distillery/ Winery (Conditional use) and many more.

Building can be expanded to cover up to 90% of lot with 5'-15' setbacks and up to 60' height.



**Property available to tour
by appointment only.
Please do not disturb
current tenants.**

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Disclaimer: The information provided in this Offering Memorandum is subject to verification and may be updated without notice. Prospective buyers are advised to conduct their own due diligence and consult with legal and financial advisors before making any investment decisions.



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AERIAL MAP

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DEMOGRAPHICS

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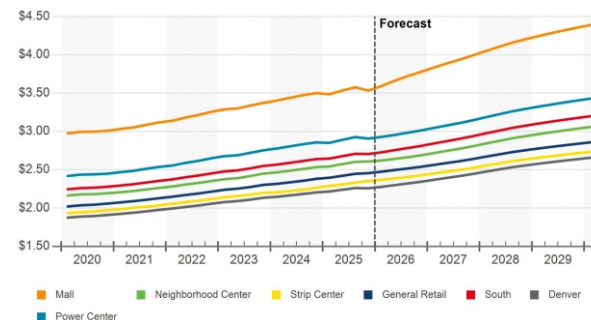
SALES

Deal volume in South Denver rebounded in the past year. Annual deal volume amounts to \$109 million, in line with the five-year annual average. General Retail Sales average \$294.17/SF in the entire Retail South Submarket with average cap rates around 6.8%. Because interest rates remain somewhat elevated, many buyers are foregoing financing and paying all-cash in this submarket, as of Q1 2026. Notable recent sales in the area include 5055 South Broadway which sold for \$2,476,000 or \$761/SF at a 5.6% cap rate, and Shops at Riverbend at 5350 South Santa Fe Drive which sold for \$6,350,000 or \$381/SF at a 7.1% cap rate. Another shopping center at 4909-4959 South Broadway sold at a 5.0% cap rate for \$3,775,000.

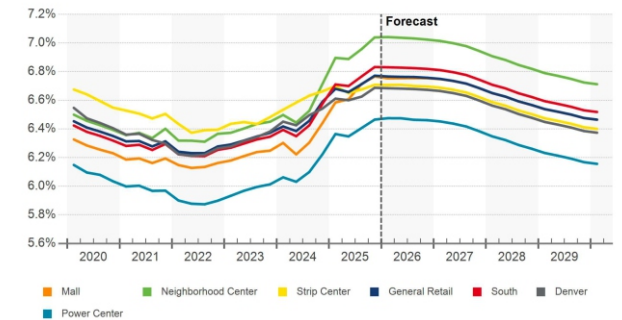
LEASING

Available retail space in the South Submarket remains scarce, and competition for the right type of space in the right location is supporting rent growth. Retail asking rents are up 2.5% year over year. The Denver market has maintained a sub 5% availability rate since late 2022. Conditions are even tighter in the South Submarket, with availability at just 5.3%. Brokers have noted that these are some of the tightest conditions that they have seen in their careers.

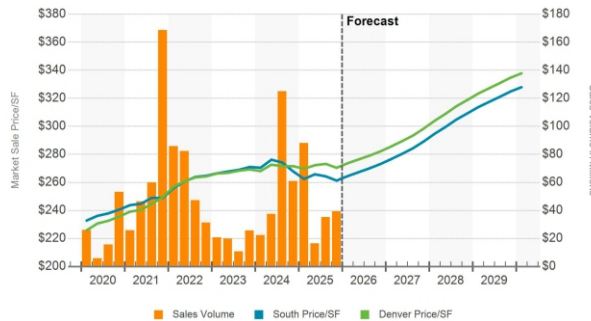
MARKET ASKING RENT PER SQUARE FEET



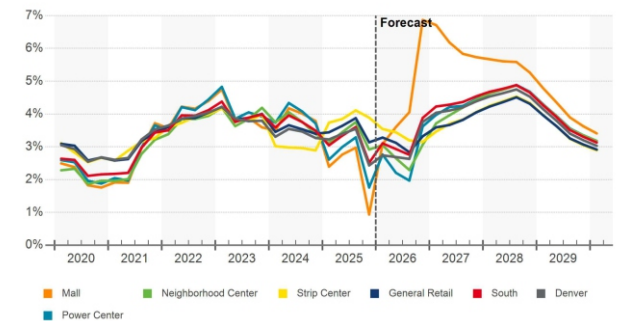
MARKET CAP RATE



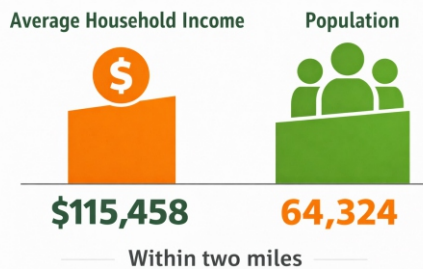
SALES VOLUME & MARKET SALE PRICE PER SF



MARKET ASKING RENT GROWTH (YOY)



ALL INFORMATION ON DEMOGRAPHICS PROVIDED BY COSTAR



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