

RETAIL FOR SALE

IMPERIAL BUILDING| MULTI TENANT INVESTMENT - RETAIL/
OFFICE/RESTAURANT/ DISTILLERY

238 SOUTH BROADWAY, DENVER, CO 80223



TRANSWORLD®
Commercial Real Estate



\$2,400,000
FOR SALE ~~**\$2,750,000**~~

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



TRANSWORLD®
Commercial Real Estate

PRESENTED BY:

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TABLE OF CONTENTS

SECTION I - Property Summary

SECTION II - Property Photos

SECTION III - Maps/ Demographics

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Location Maps	12
Business Map	13
Demographics	14
Tenant/buyer Disclosure	15
tenant/buyer disclosure	16
Custom Page 1	17

SECTION I

Property Summary



PROPERTY SUMMARY

Imperial Building| Multi-Tenant Investment - Retail/ Office/Restuarant/ Distillery
238 South Broadway | Denver, CO 80223



Design Highlights

Price:	\$2,700,000 \$2,400,000
Lot Size:	5,946 SF
Parking Spaces:	6 Spaces
Zoning:	U-MS-3
Current Tenants:	16
Vacant Distillery:	3,000 SF
Building SF:	12,988
Building Class:	C
Lease Rate:	\$24/ SF MG
CAMS:	\$5.14/SF
	Modified Gross
	Taxes & Insurance
	Included

Property Overview

This exceptional multi-tenant retail and office investment offers a rare opportunity to acquire a landmark property in the heart of Denver's South Broadway corridor. The recently vacated distillery space features high-end finishes and existing infrastructure that make it ideal for a restaurant, brewery, cocktail lounge, tasting room, or other high-exposure retail concept. The space is move-in ready and can significantly reduce the time and cost required to open a new business. Furniture, fixtures, and equipment (FF&E) are also available for purchase separately, providing additional flexibility for an owner-user or tenant. The property is anchored by Bardo's Coffee, a well-established neighborhood destination that generates consistent foot traffic throughout the day. A diverse tenant mix creates a vibrant atmosphere while helping drive activity across the property. The upper-level executive office suites provide stable rental income with meaningful value-add potential through future rental rate increases, offering investors the opportunity to grow cash flow over time.

Location Overview

Situated along Denver's iconic South Broadway corridor, this property benefits from one of the city's most recognizable retail and entertainment districts. The area is known for its eclectic mix of restaurants, breweries, boutiques, coffee shops, music venues, and local businesses that attract a steady stream of residents and visitors alike. Excellent visibility, strong pedestrian traffic, and convenient access to Downtown Denver, I-25, and major transportation routes make this an outstanding location for retailers, restaurants, office users, and investors seeking long-term growth in one of Denver's most dynamic commercial corridors.

SECTION II

Property Photos



PROPERTY PHOTOS

Imperial Building| Multi Tenant Investment - Retail/ Office/ Restaurant/ Distillery
238 South Broadway | Denver, CO 80223



PROPERTY PHOTOS

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PROPERTY PHOTOS

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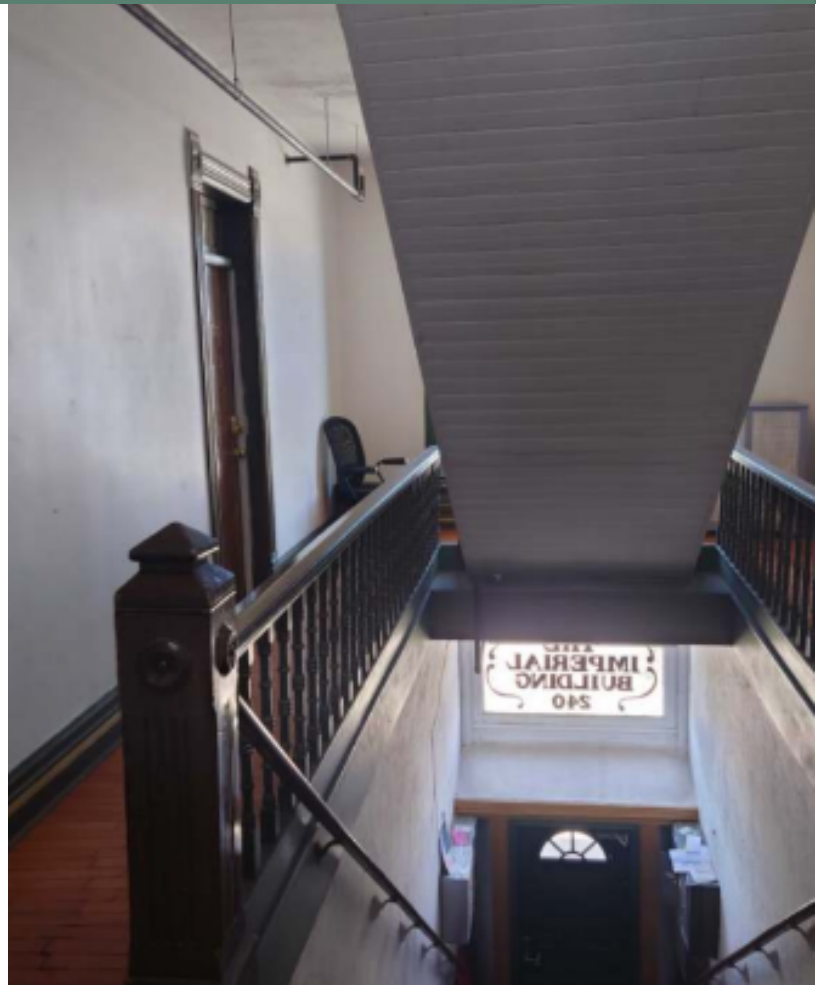
PROPERTY PHOTOS

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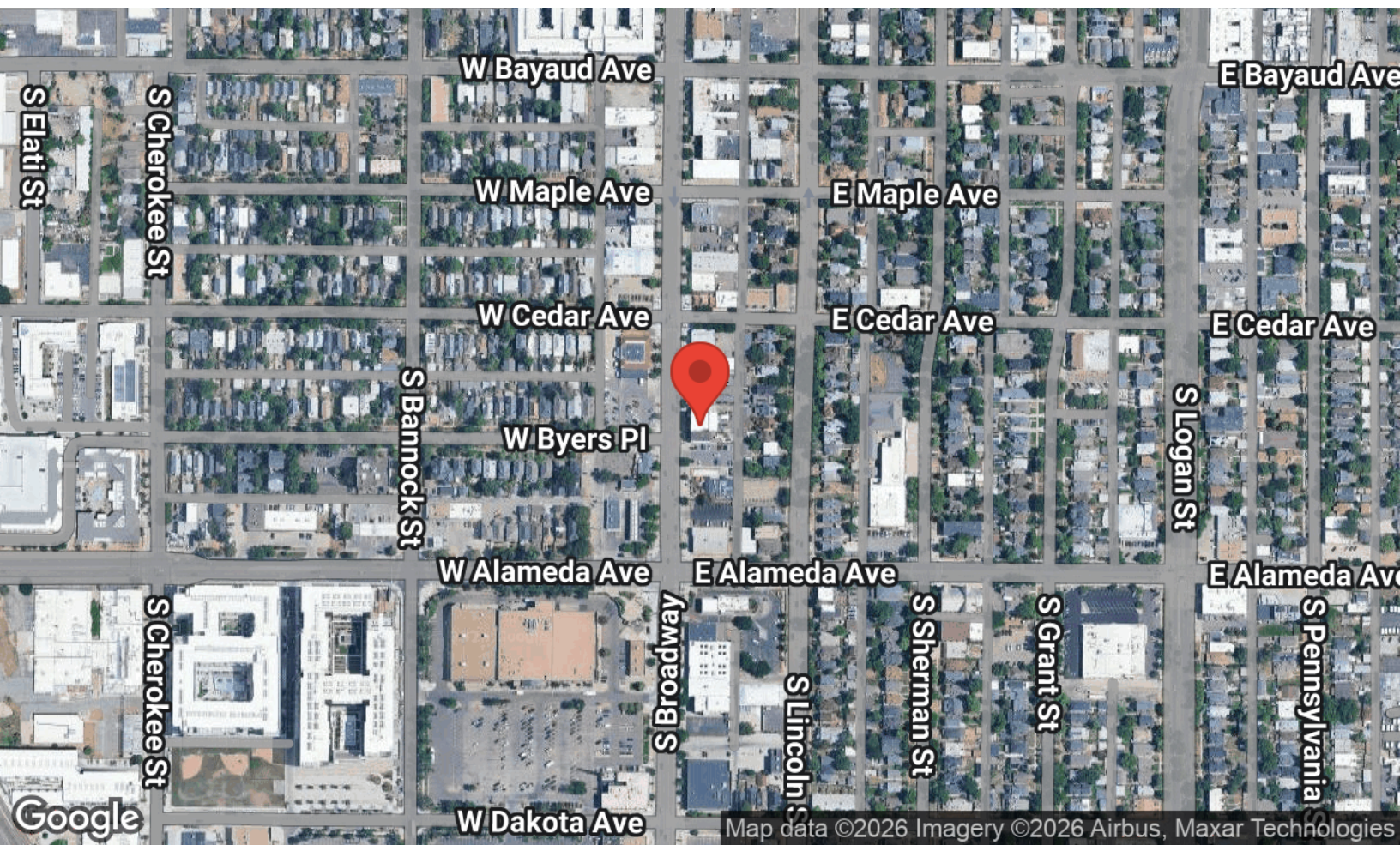
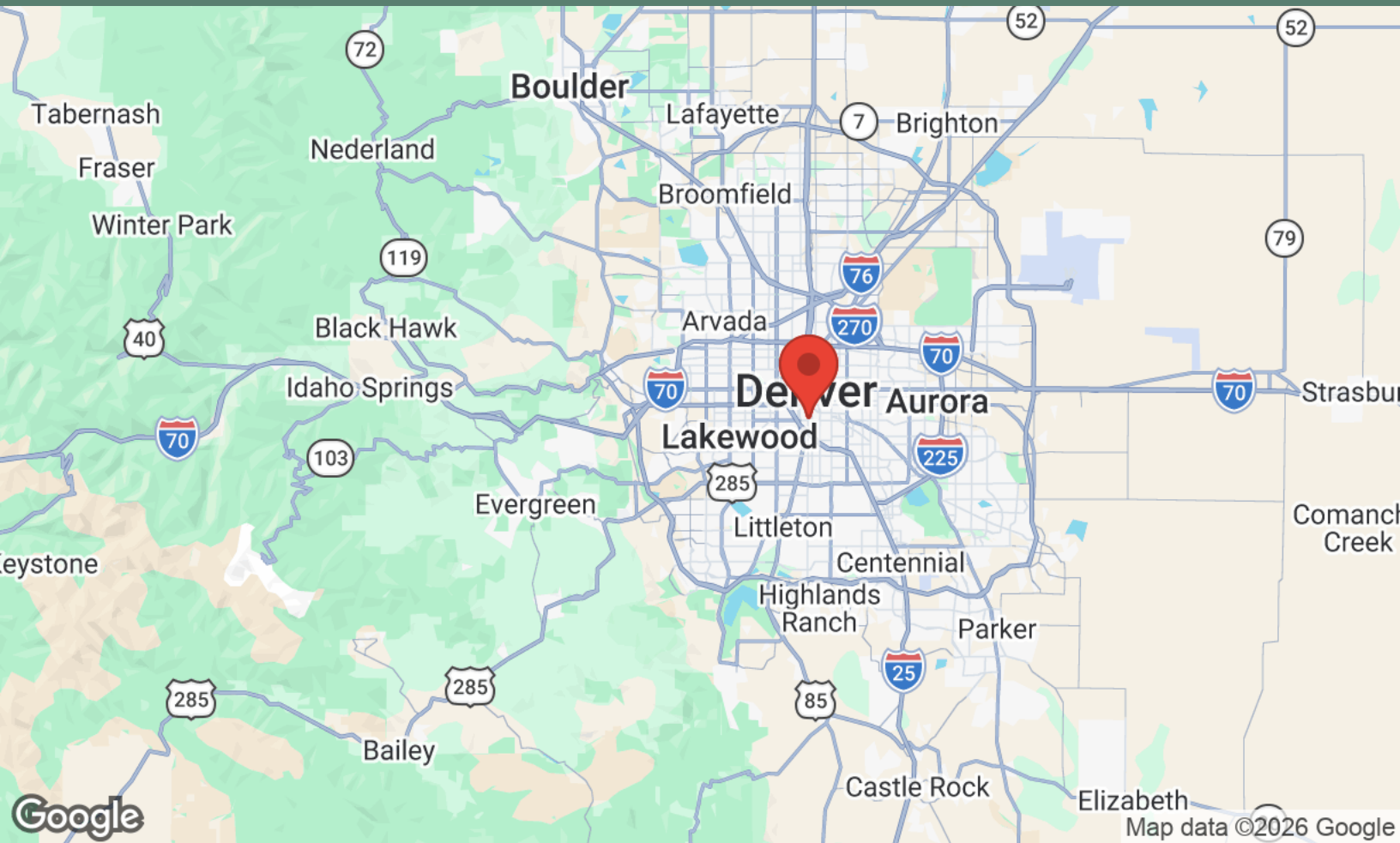
SECTION III

Maps/ Demographics

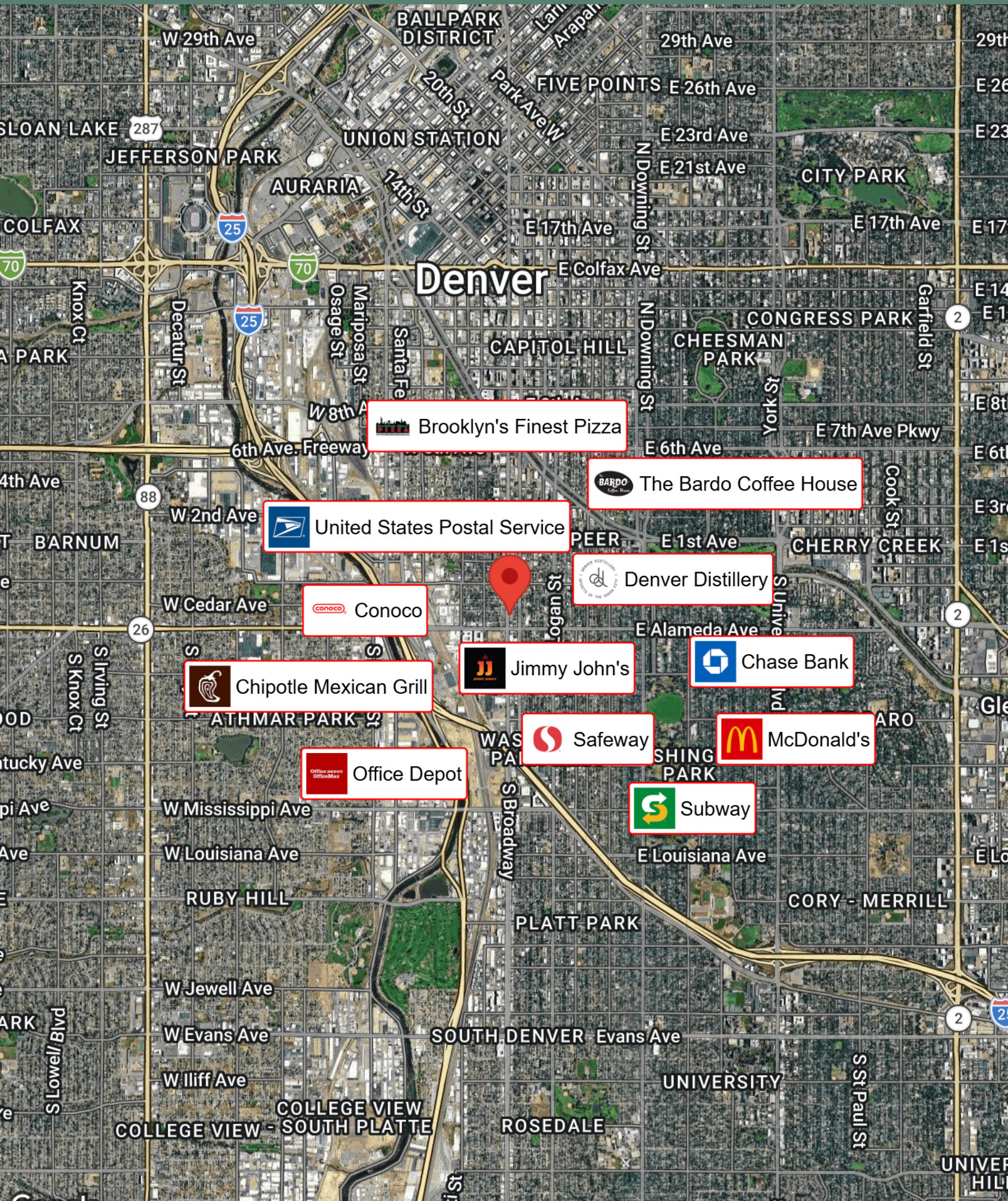


LOCATION MAPS

Imperial Building| Multi Tenant Investment - Retail/ Office/ Restaurant/ Distillery
238 South Broadway | Denver, CO 80223

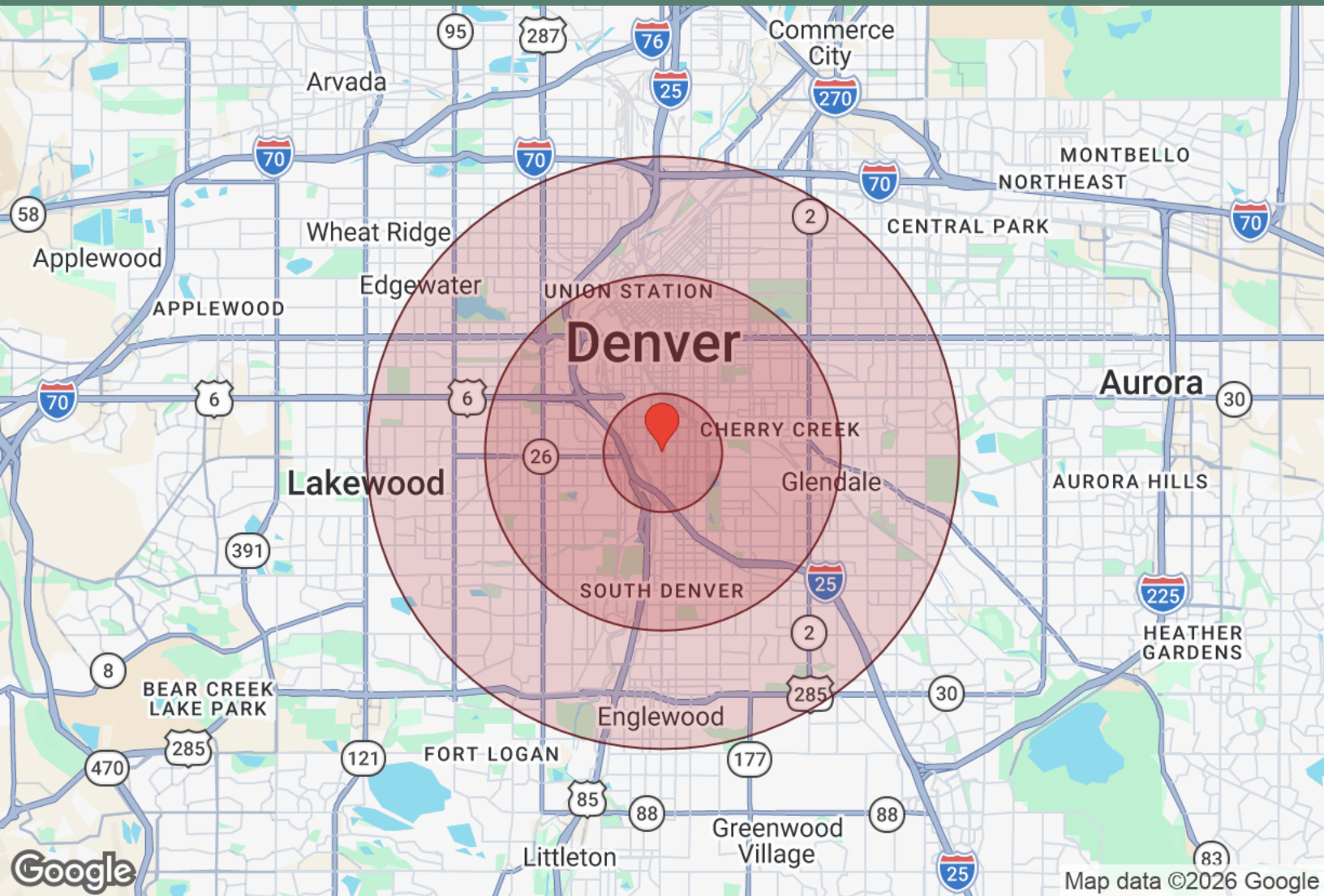


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DEMOGRAPHICS

Imperial Building| Multi Tenant Investment - Retail/ Office/ Restaurant/ Distillery
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	13,941	122,597	291,938
Female	13,523	110,677	270,848
Total Population	27,465	233,274	562,786

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	19,816	141,387	337,053
Black	1,093	14,276	37,650
Am In/AK Nat	77	933	2,307
Hawaiian	16	163	338
Hispanic	4,721	59,905	146,718
Asian	901	9,354	21,611
Multiracial	775	6,742	15,758
Other	69	513	1,351

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,788	138,763	309,205
Occupied	16,535	121,384	274,223
Owner Occupied	6,043	46,257	117,717
Renter Occupied	10,492	75,127	156,506
Vacant	2,253	17,379	34,982

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,537	27,474	74,781
Ages 15 - 24	1,781	25,404	60,055
Ages 25 - 54	17,796	129,554	301,222
Ages 55 - 64	2,122	21,549	52,203
Ages 65+	3,227	29,293	74,524

Income	1 Mile	3 Miles	5 Miles
Median	\$114,407	\$100,080	\$101,450
Under \$15k	849	10,166	20,876
\$15k - \$25k	477	5,569	12,281
\$25k - \$35k	580	6,361	13,604
\$35k - \$50k	939	8,866	20,474
\$50k - \$75k	2,263	15,289	36,060
\$75k - \$100k	2,129	14,404	32,283
\$100k - \$150k	3,121	20,356	47,122
\$150k - \$200k	2,393	13,264	30,760
Over \$200k	3,784	27,109	60,761

TENANT/BUYER DISCLOSURE

Imperial Building| Multi Tenant Investment - Retail/ Office/ Restaurant/ Distillery
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

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

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

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: **ATTACHED BROCHURE**

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.

TENANT/BUYER DISCLOSURE

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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 not 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.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker



Jack Reilly
Commercial Broker
jreilly@transworldcre.com
(720) 547-3305

Jack Reilly brings extensive experience in commercial brokerage, handling a diverse range of property types including land, industrial/flex spaces, multifamily units, investment/NNN properties, retail, residential, and office spaces. His background enables him to assist a variety of property owners with both the sale and leasing of real estate.

Raised in a family of real estate investors and entrepreneurs, Reilly has a unique perspective that allows him to think like an owner and offer strategic advice to his clients. He actively manages his family's commercial real estate holdings throughout Colorado's Front Range.

Reilly stands out for his strong negotiation skills and organizational abilities, which allows him to effectively advocate for his clients. His expertise in lease negotiations and commercial sales, combined with a background in business consulting, equips him to address the unique real estate needs of companies of all sizes. Dedicated to protecting his clients' best interests, Reilly is known for his collaborative approach, meticulous attention to detail, and unwavering commitment to integrity and perseverance.