

**812 E. BROADWAY BLVD.  
COLUMBIA, MO 65201**



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# PROPERTY OVERVIEW

## INVESTMENT OVERVIEW

812 E. Broadway Blvd., Columbia, Missouri

<b>Purchase Price:</b> \$1,140,000	<b>Building Size:</b> ±10,688 SF	<b>Lot Size:</b> 3,562 SF (25' × 142.5')	<b>Zoning:</b> M-DT
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## KEY INVESTMENT HIGHLIGHTS

**Prime Downtown Columbia Location on The District** – Premium visibility on East Broadway in the heart of Columbia's entertainment and dining district, offering exceptional foot traffic and brand exposure.

**Immediate Income with Built-In Tenant Base** – Established cash flow from Broadway Brewery's basement lease provides day-one income, with potential additional revenue available (broker can provide details).

**Significant Value-Add Opportunity** – Approximately 3,500 - 7,000SF of vacant space presents immediate upside potential for owner expansion, additional tenant income, or mixed-use conversion.

**Flexible Occupancy Scenarios** – Multiple configuration options allow buyers to occupy the main level while maintaining income from basement tenant, or negotiate additional lease revenue.

**Rare Downtown Ownership Under \$107/SF** – Exceptional value for fee-simple ownership in Columbia's most walkable, amenity-rich neighborhood where downtown properties rarely become available.

## COLUMBIA MARKET OVERVIEW

**Demographics:** Population 130,900 (Missouri's 4th largest city, fastest-growing with 40% growth since 2000) • Median age 29.2 years (driven by 40,000 college students) • Median household income \$64,488 • Metro area 215,811 population serving Central Missouri.

**The District – Downtown Columbia:** 50 square blocks with 5,000+ residents and 600+ businesses • Heart of Columbia's restaurant, bar, and entertainment scene • Active redevelopment including Gateway Plaza, Broadway Hotel expansion (80 new rooms), and new mixed-use developments • Bordered by three college campuses with high visibility on East Broadway corridor.

## REDEVELOPMENT OPPORTUNITY

M-DT (Downtown Mixed-Use) zoning encourages dense, walkable development blending residential, commercial, office, and entertainment uses. This property's location in The District positions it for:

- **Mixed-Use Conversion** – Residential apartments or boutique office space on second floor while maintaining ground-level retail/restaurant.
- **Boutique Hotel/Short-Term Rental** – Capitalize on University of Missouri events, sports weekends, and downtown entertainment demand.
- **Creative Office/Co-Working** – Modern office space serving Columbia's growing professional and entrepreneurial community.
- **Flagship Retail/Restaurant** – Owner-user opportunity for high-visibility brand presence with exceptional street exposure and foot traffic.

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# AERIALS



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# AERIALS (CONT.)



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# PARCEL VIEW



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# INTERIOR PICTURES



# MARKET ANALYTICS

