



INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	300-306 Elati St. Denver, CO 80223
Price	\$1,600,000
# of Units	3
Building Size	5,939 SF
Lot Size	3,650 SF
Year Built	1936
Roof	Flat (Replaced in 2005)
Building Type	Brick
Heat	4 Furnaces/AC Units (2005)
Zoning	U-MX-2

PROPERTY HIGHLIGHTS

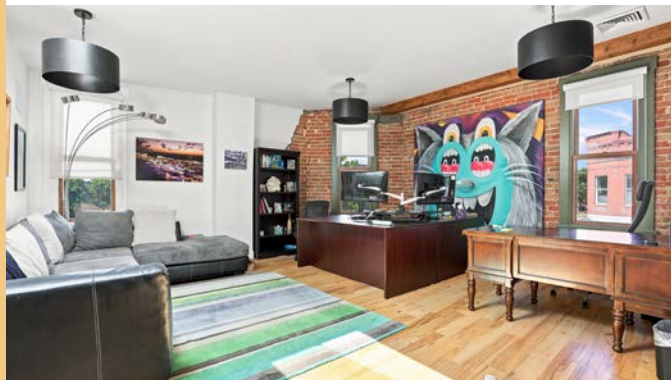
- Century-old historic building offers authentic character and streetscape presence that cannot be replicated through new construction.
- Fully leased at the time of offering, with two distinct, non-competing commercial uses.
- Tenant roster anchored by a Live Nation-affiliated operator, adding brand strength and visibility to the asset.
- Infill Denver location with long-term redevelopment and value-add optionality, subject to applicable historic and zoning considerations.
- Positioned in a supply-constrained, amenity-rich submarket experiencing continued reinvestment.

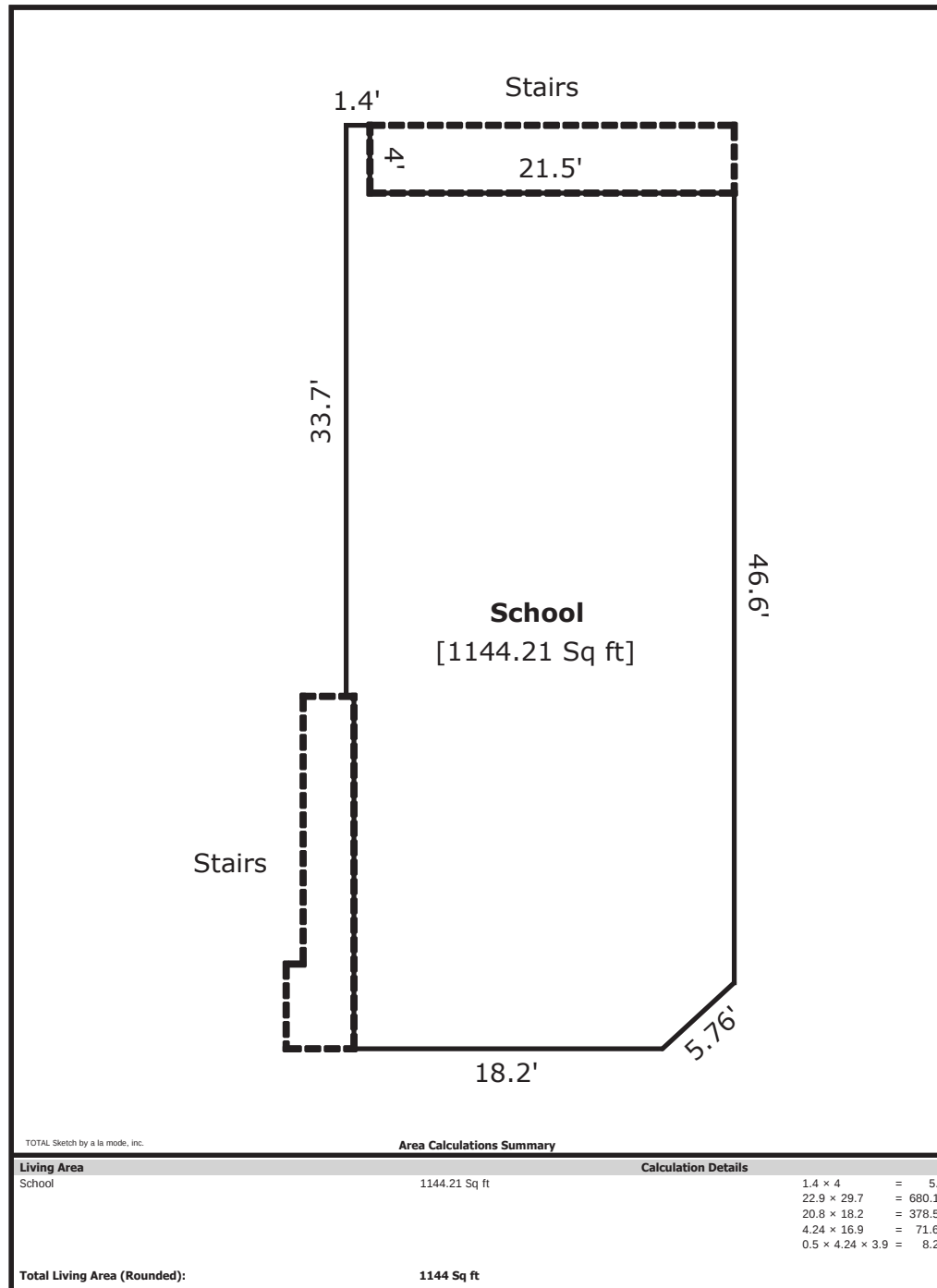
300-306 Elati St. is a historic, character-rich commercial building situated in Denver's vibrant Baker neighborhood. Built over a century ago, the property blends original architectural detail with a fully leased, diversified tenant roster, offering an investor or owner user a rare combination of irreplaceable urban infill real estate and stable in-place income. The entire property was taken to the studs by previous owner in 2005, with all systems updated and interior renovated.

Located just south of the Denver Health Medical Campus and minutes from Downtown Denver, the Property sits within one of the city's most walkable and rapidly evolving submarkets. The building spans approximately 5,939 square feet across two stories and is fully occupied by two complementary commercial tenants, each drawing a distinct daytime and evening customer base to the immediate corridor.

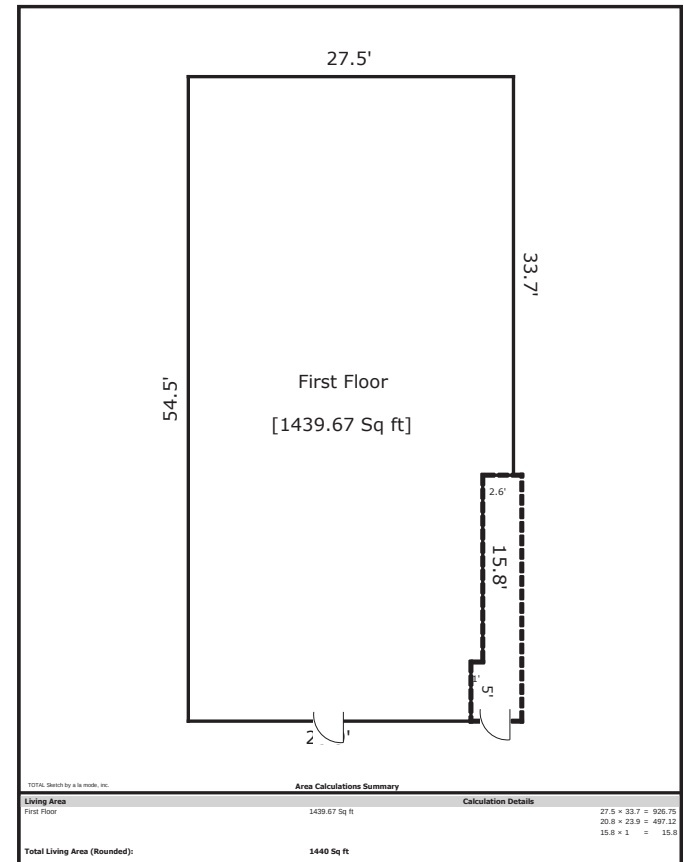
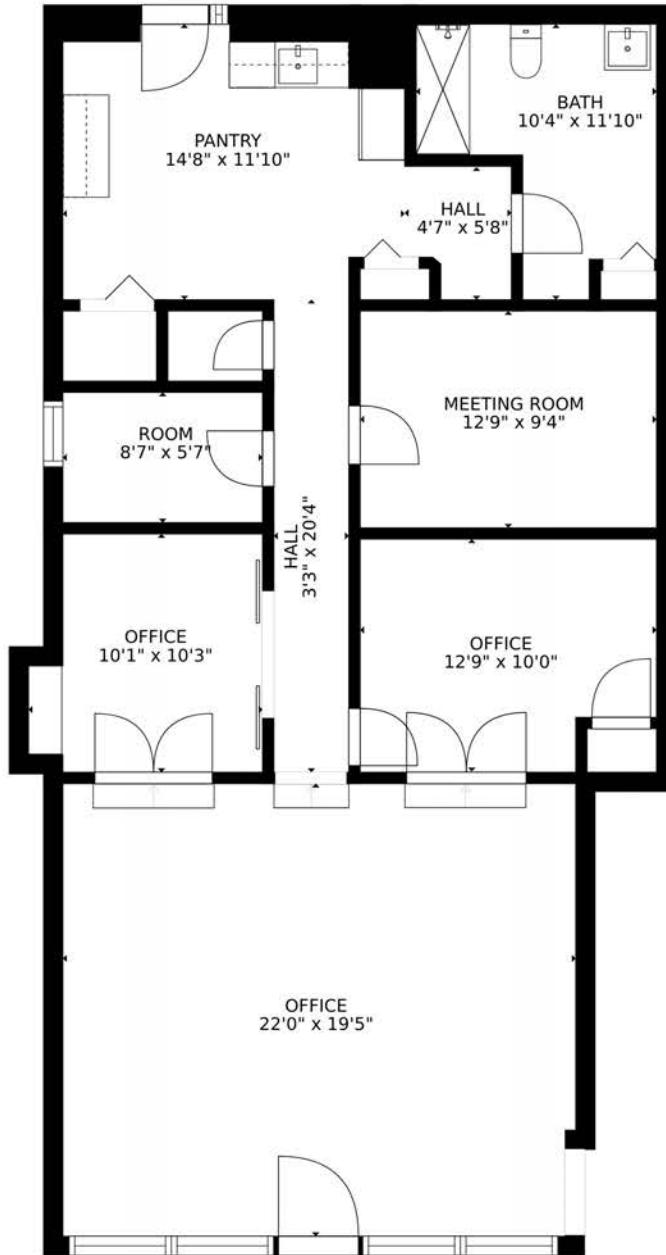




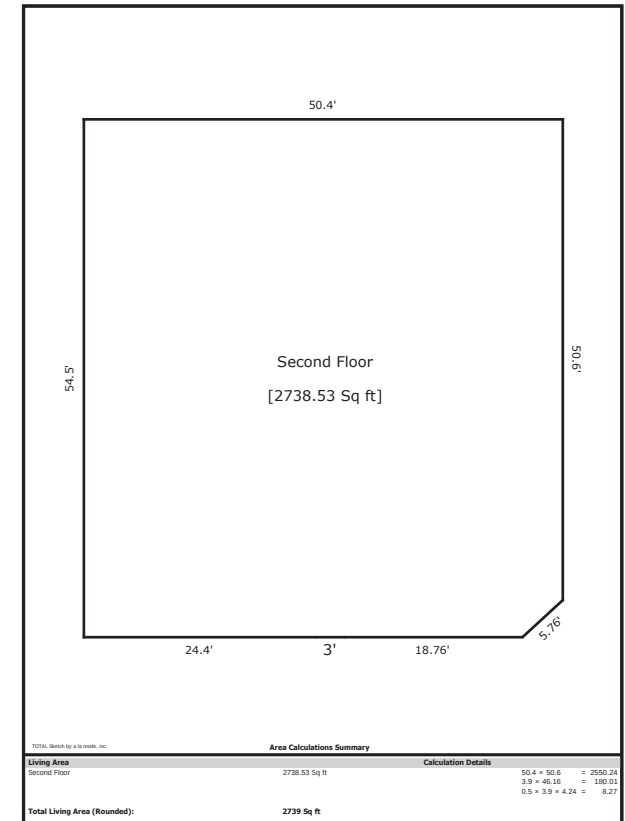
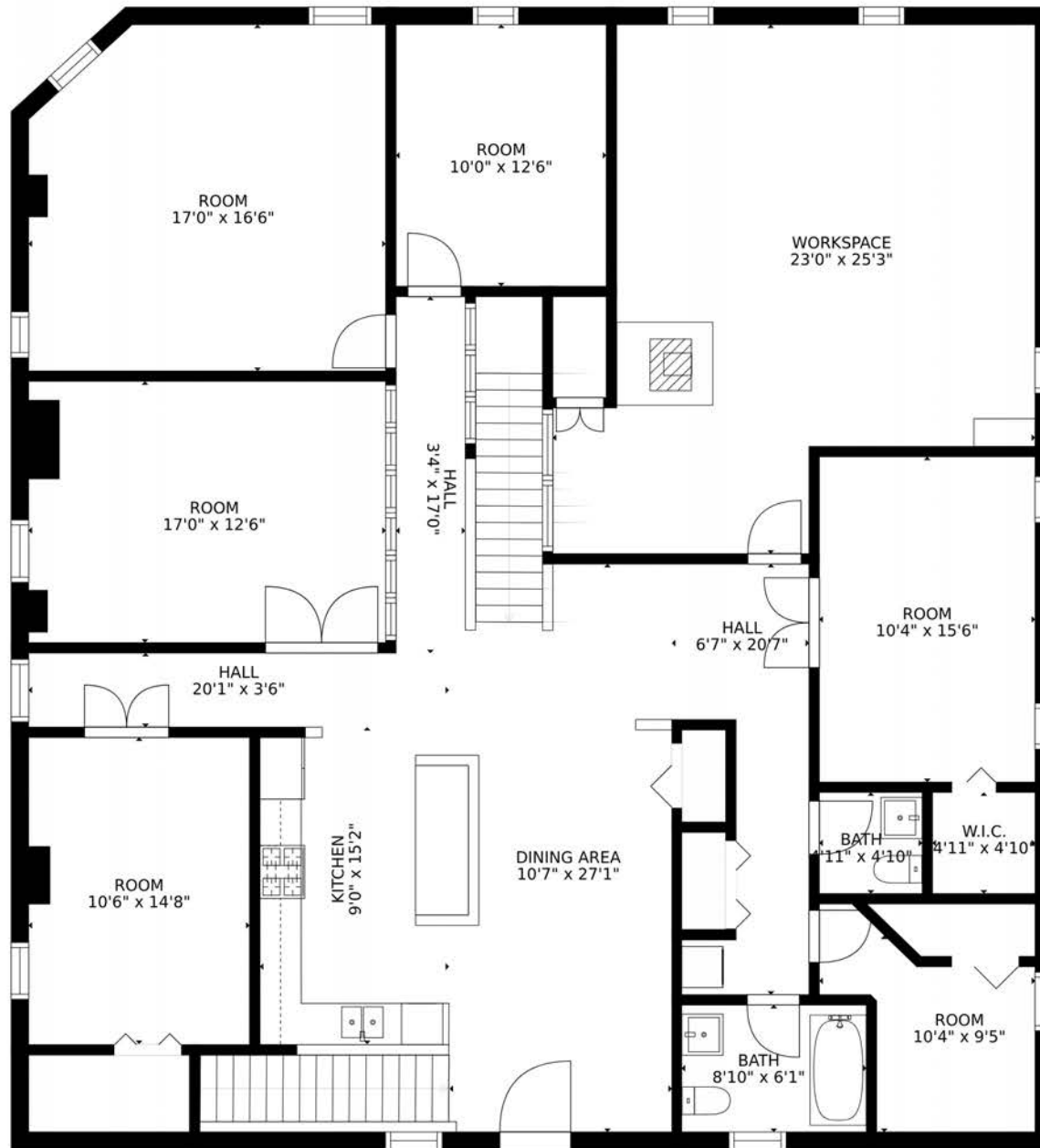




304 ELATI - DOWNSTAIRS



304 ELATI - UPSTAIRS

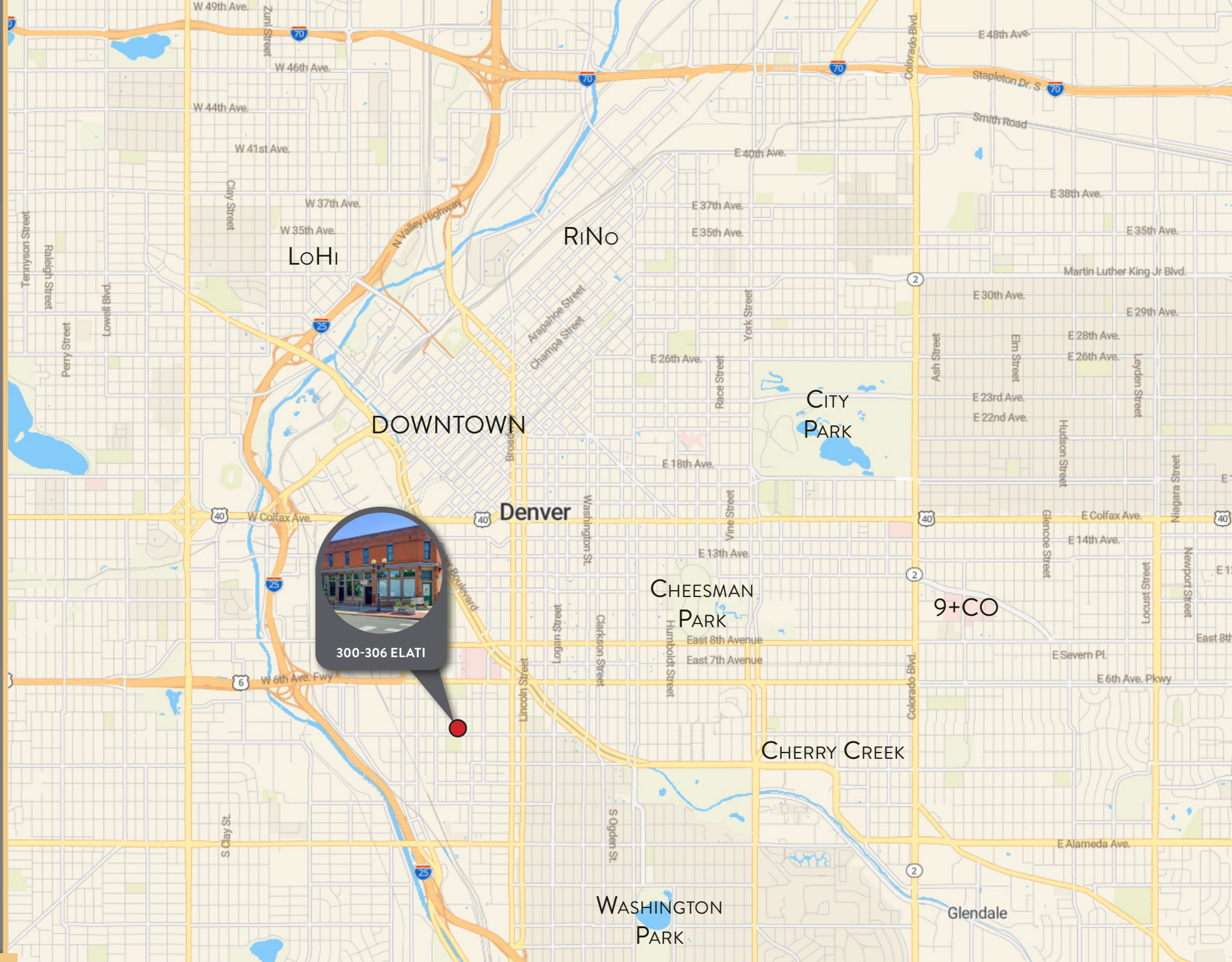


An aerial photograph of a city neighborhood, likely Denver, showing a dense residential area with many trees and houses. In the background, the city skyline is visible with several tall skyscrapers. A specific property, a two-story brick building with a flat roof, is highlighted with a red rectangular outline. The property is situated on a street corner, with a parking lot in front of it. The overall scene is bright and clear, suggesting a sunny day.

LOCATION OVERVIEW



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BAKER

The Baker neighborhood is a diverse, dynamic neighborhood located in the urban core of Denver, Colorado. First plotted and developed in the 1870s, Baker has played a central role in the history of Denver.

At the heart of Baker is the energetic South Broadway (SoBo) corridor—home to indie boutiques, vintage shops, local coffee roasters, and some of Denver's most celebrated bars and eateries. From the iconic Mayan Theatre to monthly art walks, Baker is a hub for creators and culture lovers alike.

With a Walk Score of 84, Baker is perfect for those who want to leave the car behind. Enjoy walkable access to parks, shops, and transit, including two light rail stations—putting all of Denver right at your doorstep.



WALKER'S PARADISE

Daily errands do not require a car



SOME TRANSIT

A few nearby public transportation options



VERY BIKEABLE

Biking is convenient for most trips.



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	RENT RATE [2026-2027]	RENT RATE [2027-2028]
304 - Main Level Office	1	1,440	\$6,518	\$6,714
304 - Upper Level Office	1	2,939	\$-	\$-
300 - Retail/Office	1	1,085	\$3,477	\$3,582
TOTALS	3	5,464	\$9,995	\$10,296

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$119,943	\$123,547
NNN Reimbursements (100X)	\$29,664	\$29,664
NN Reimbursements (Echinacea Montessori)	\$500	\$500
GROSS RENTAL INCOME	\$150,107	\$153,711

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	\$26,266	\$26,266
Property Insurance (2)	\$5,242	\$5,242
Gas/Electric (3)	\$4,454	\$4,454
Water/Sewer (3)	\$3,265	\$3,265
Trash (3)	\$1,637	\$1,637
Repairs & Maintenance (4)	\$2,012	\$2,012
Admin (5)	\$3,046	\$3,046
TOTAL EXPENSES	\$45,922	\$45,922
TOTAL EXPENSES / UNIT	\$15,307	\$15,307
NET OPERATING INCOME	\$104,185	\$107,789

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$104,185	\$107,789
Projected Debt Service	(\$84,950)	(\$84,950)
Before Tax Cash Flow	\$19,235	\$22,839
Cash-on-Cash Return	4.01%	4.76%
Principal Reduction	\$12,519	\$12,519
Total Return	6.62%	7.37%
CAP RATE	6.51%	6.74%

INVESTMENT SUMMARY		FINANCING	
List Price	\$1,600,000	Down Payment (30%)	\$480,000
Gross \$/SF	\$269	Loan Amount (70%)	\$1,120,000
Rentable \$/SF	\$293	Interest Rate	6.50%*
		Amortization	30 Years

- 1. Property Taxes:** Current/Projected based on 2026 actual expense paid to Denver County
- 2. Insurance:** Based on 2026-2027 actual expense (Travelers)
- 3. Utilities:** Based on T12 thru May 2026 actual expense
- 4. Repairs and Maintenance:** Based on T12 thru May 2026 actual expense (excludes cap ex)
- 5. Admin:** Based on T12 thru May 2026 actual expense

An aerial photograph of a city neighborhood. In the foreground, a red-outlined brick building is situated at a street corner. The surrounding area is filled with residential houses, trees, and a parking lot. In the background, a dense urban skyline is visible under a clear blue sky.

COMPARABLE
SALES



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2306-2320 W 29th Ave
Denver, CO 80211

#1

Sale Date	6/29/26
Sale Price	\$1,200,000
Year Built	1924
Building Size	4,742 SF
Lot Size	5,227 SF
Price/SF	\$253
Building Use	Retail



100 Kalamath St
Denver, CO 80223

#2

Sale Date	6/1/26
Sale Price	\$710,000
Year Built	1912
Building Size	2,630 SF
Lot Size	5,227 SF
Price/SF	\$270
Building Use	Retail



833 Santa Fe Dr
Denver, CO 80204

#3

Sale Date	5/21/26
Sale Price	\$1,894,300
Year Built/Renov.	1900/2016
Building Size	6,250 SF
Lot Size	9,540 SF
Price/SF	\$303
Building Use	Retail



433 N Broadway
Denver, CO 80203

#4

Sale Date	2/27/26
Sale Price	\$2,544,286
Year Built	1919
Building Size	9,150 SF
Lot Size	9,583 SF
Price/SF	\$278
Building Use	Retail



305 1st Ave
Denver, CO 80223

#5

Sale Date	1/7/26
Sale Price	\$1,000,000
Year Built	1907
Building Size	2,064 SF
Lot Size	3,040 SF
Price/SF	\$485
Building Use	Retail



1336 Glenarm Pl
Denver, CO 80204

#6

Sale Date	11/21/25
Sale Price	\$1,800,000
Year Built/Renov.	1928/2016
Building Size	6,250 SF
Lot Size	6,098 SF
Price/SF	\$288
Building Use	Office



3478 W 32nd Ave
Denver, CO 80211

#7

Sale Date	9/4/25
Sale Price	\$1,800,000
Year Built	1902
Building Size	3,043 SF
Lot Size	3,049 SF
Price/SF	\$592
Building Use	Retail



1638 Pennsylvania St
Denver, CO 80203

#8

Sale Date	11/14/24
Sale Price	\$1,129,000
Year Built	1912
Building Size	4,650 SF
Lot Size	6,250 SF
Price/SF	\$243
Building Use	Office

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 300-306 Elati St., Denver, CO 80223 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

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



300-306 ELATI ST. | DENVER, CO

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