

1487-1491 S. BROADWAY & 15 W. FLORIDA

Denver, CO 80210



PRIME RETAIL

MIXED USE PROPERTY
W/ RESIDENCE
FOR SALE

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com

PROPERTY SUMMARY



MIXED-USE INVESTMENT OPPORTUNITY — OVERLAND NEIGHBORHOOD

A rare corner opportunity located on one of Denver's most sought-after commercial corridors. This retail/office mixed-use building sits prominently at the intersection fronting S Broadway in the heart of the Overland Neighborhood, offering excellent visibility and exposure to consistent street traffic. The property is 100% occupied with 9 tenants, reflecting a strong, ongoing demand for this corner location that is surrounded by many eclectic shops, restaurants, and other businesses.

15 W Florida Avenue - Adding further value

The offering includes an adjoining 1,250 SF residential property at 15 W Florida Ave —Currently leased but providing flexibility for owner-occupancy, additional rental income in the near future. An excellent addition to any investment portfolio seeking a well-located, multi-tenant asset in one of Denver's most vibrant urban neighborhoods.

HIGHLIGHTS

- Site Size - 6,250
- Zoning - U-MS-3
- YOC 1909 - Renovated 2023-25, -Overland Neighborhood

OFFERING SUMMARY

Sale Price:	\$2,650,000
PSF (Excludes Residence):	\$299.23
Number of Units	9 Commercial, 1 Residence
Commercial Building Size	Approx. 8,856
Residential Building Size	Approx. 1,250
NOI	\$133,127.00

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	802	2,651	8,005
Total Population	1,641	5,388	16,251
Average HH Income	\$162,576	\$159,286	\$160,318

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CAPITAL IMPROVEMENTS



IMPROVEMENTS:

- **2023** - New commercial and residential roofs, insulation, masonry stabilized and repointed
- **2024** - New heat pump water heater (residential), new concrete patios, landscaping, and exterior fence. New swamp cooler, new communal kitchen with dishwasher and refrigerator. New stucco and paint for 15 W. Florida. New exterior paint for north wall of commercial building
- **2023-2025** - Interior remodeling and multiple unit updates, i.e. paint, tile and new awnings.
- **2026** - New mini split for salon

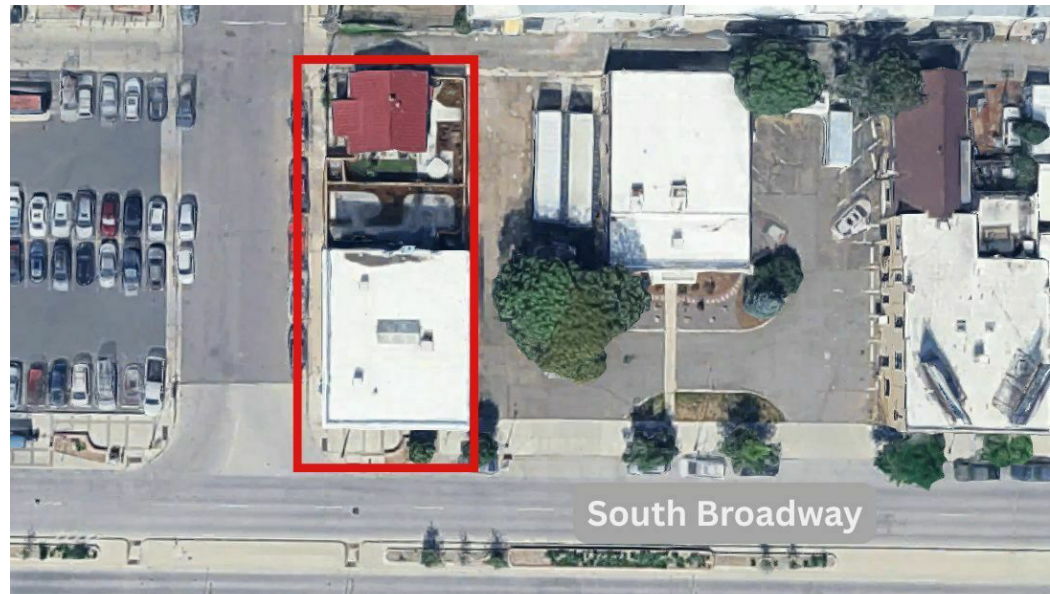
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ADDITIONAL PHOTOS



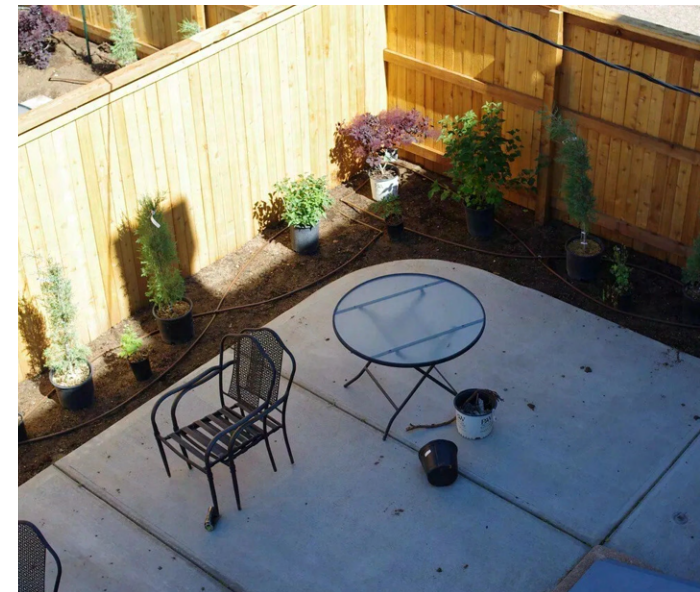
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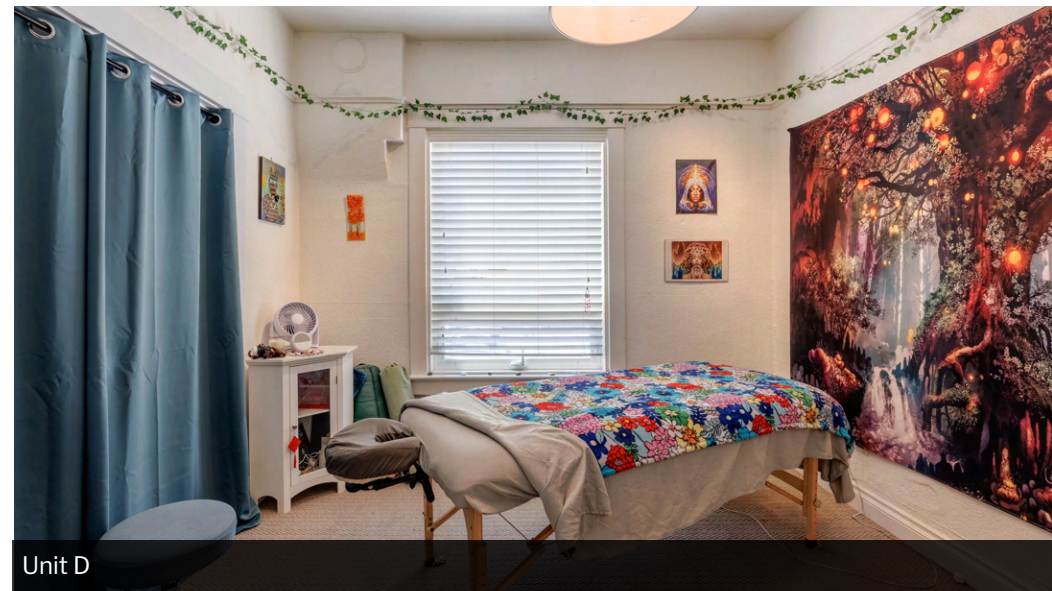
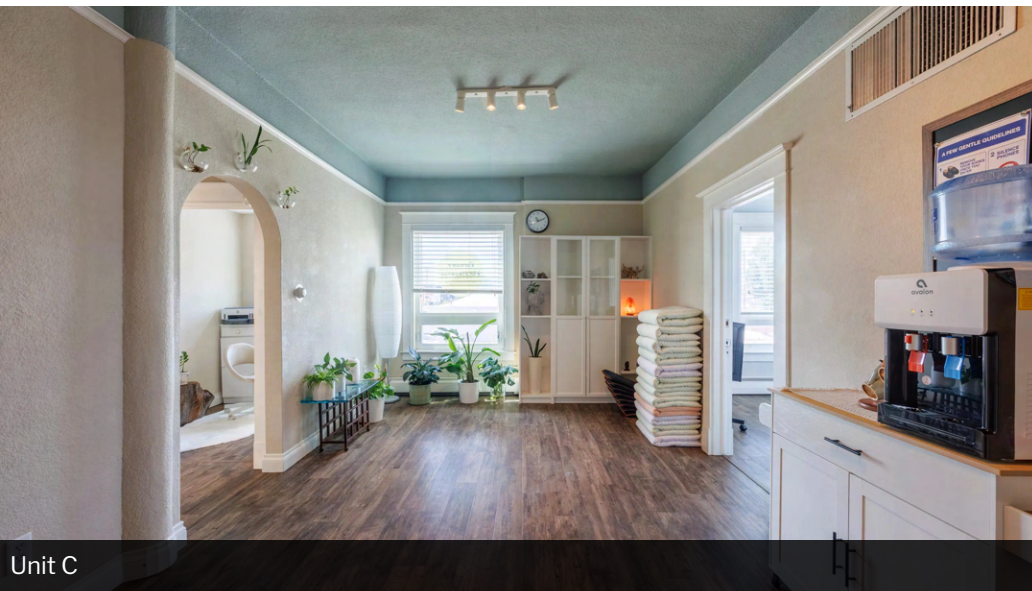
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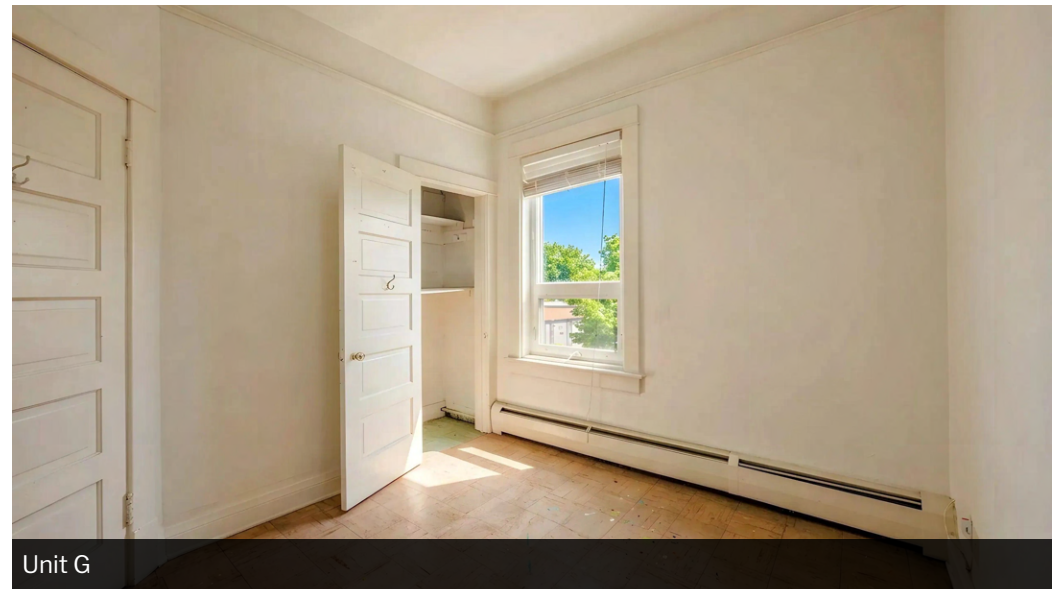
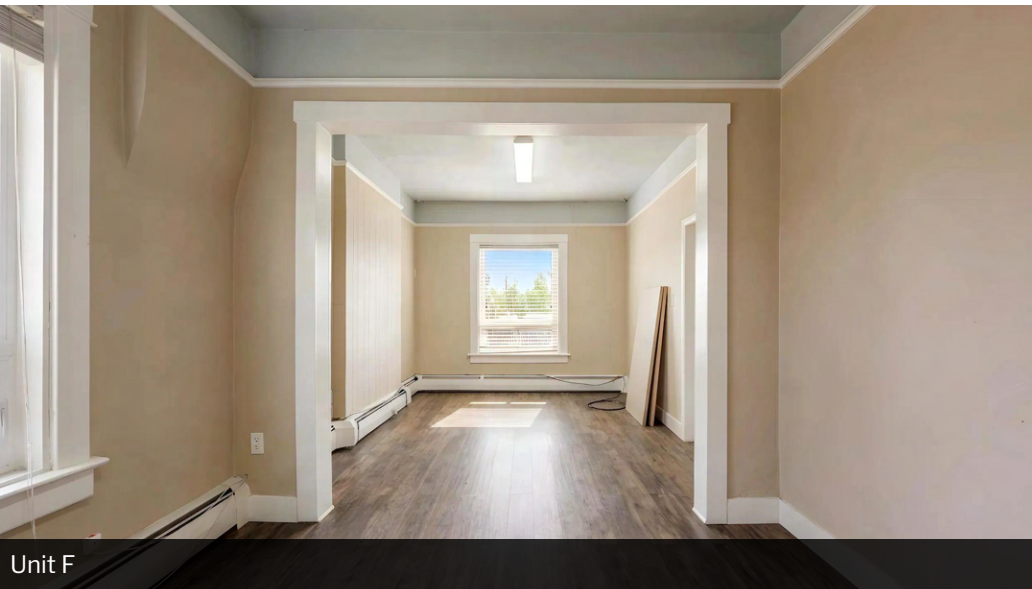
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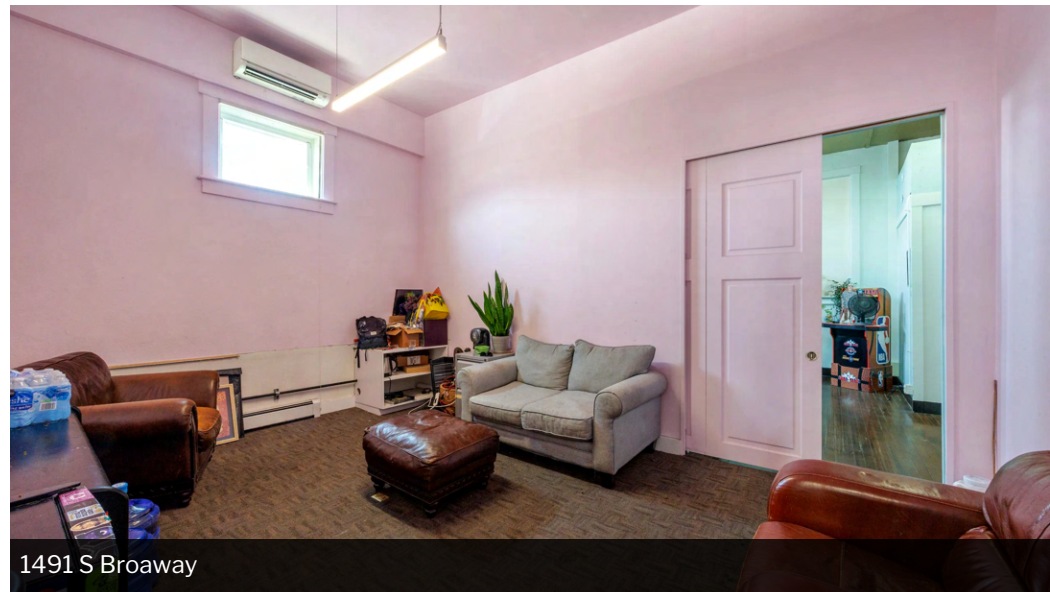
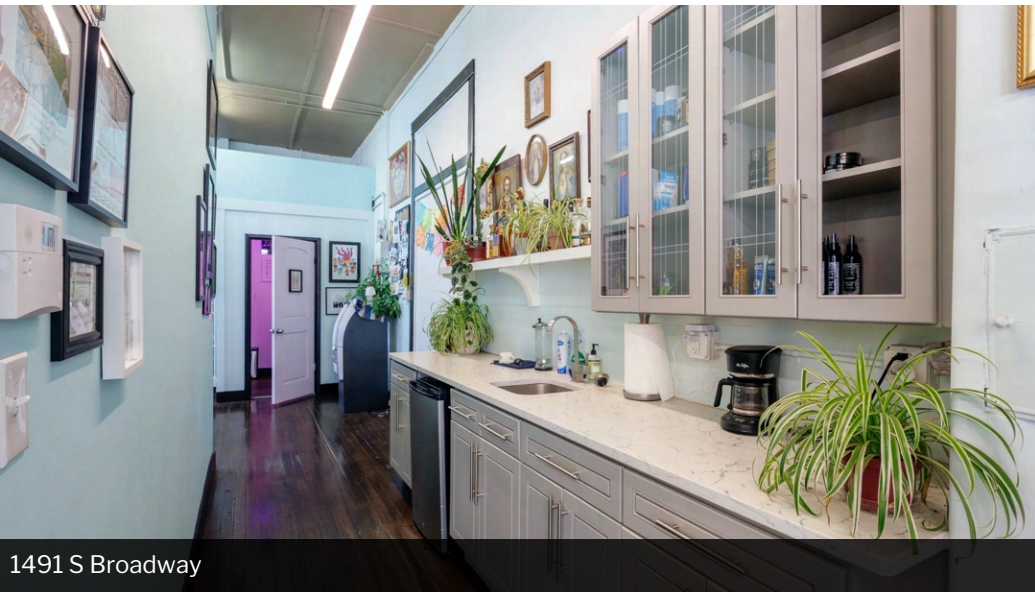
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ADDITIONAL PHOTOS



1487 S Broadway



1487 S Broadway



1487 S Broadway Lower Level



1487 S Broadway Lower Level

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LOCATION MAP



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FINANCIAL SUMMARY

INCOME SUMMARY

GROSS INCOME	\$202,620
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EXPENSES SUMMARY

Commercial Insurance - Nationwide	\$4,947
15 W. Florida Insurance - Foremost	\$2,095
Summit Waste	\$1,186
Xcel (upstairs only - 1489)	\$3,300
Denver Water (ALL building)	\$1,265
City of Denver Stormwater	\$4,800
City of Denver Property Taxes	\$41,100
Property management fees	\$4,200
Monthly Cleaning	\$2,100
Ongoing/Misc Expenses	\$4,500
OPERATING EXPENSES	\$69,493

NET OPERATING INCOME	\$133,127
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SALE COMPS -EXCLUSIVE OF RESIDENCE

1



1886 SOUTH BROADWAY

Denver, CO 80210

Price:	\$1,600,000	Bldg Size:	2,530 SF
Year Built:	1979	Price/SF:	\$632.41



2



1394 ACOMA STREET

Denver, CO 80223

Price:	\$1,915,000	Bldg Size:	4,524 SF
Year Built:	1939	Price/SF:	\$423.30



3



1401 S BROADWAY STE C-4

Denver, CO 80210

Price:	\$283,250	Bldg Size:	606 SF
Year Built:	1915	Price/SF:	\$467.41



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SALE COMPS -EXCLUSIVE OF RESIDENCE

4



1229-1235 S BROADWAY ST

Denver, CO 80210

Price:	\$4,325,000	Bldg Size:	14,871 SF
Year Built:	1945	Price/SF:	\$290.83



5



1573 S BROADWAY

Denver, CO 80210

Price:	\$979,000	Bldg Size:	3,607 SF
Year Built:	1941	Price/SF:	\$271.42



6



1345 SOUTH BROADWAY

Denver, CO 80210

Price:	\$2,051,250	Bldg Size:	5,470 SF
Year Built:	1974	Price/SF:	\$375.00



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SALE COMPS (EXCLUDES RESIDENCE) MAP & SUMMARY

★ 1487-1491 SOUTH BROADWAY

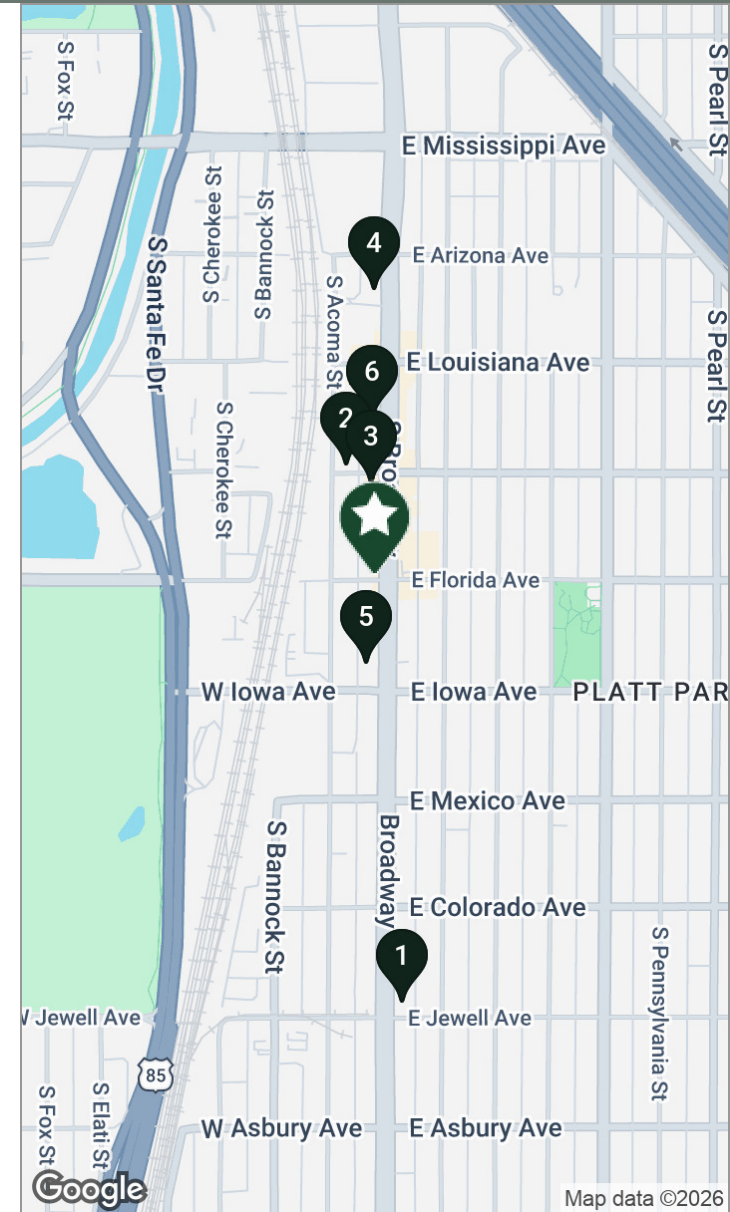
Denver, CO

Price \$2,650,000

Bldg Size 8,856 SF

Price/SF \$299.23

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
1	1886 South Broadway Denver, CO 80210	\$1,600,000	2,530 SF	\$632.41
2	1394 Acoma Street Denver, CO 80223	\$1,915,000	4,524 SF	\$423.30
3	1401 S Broadway Ste C-4 Denver, CO 80210	\$283,250	606 SF	\$467.41
4	1229-1235 S Broadway St Denver, CO 80210	\$4,325,000	14,871 SF	\$290.83
5	1573 S Broadway Denver, CO 80210	\$979,000	3,607 SF	\$271.42
6	1345 South Broadway Denver, CO 80210	\$2,051,250	5,470 SF	\$375.00
AVERAGES		\$1,858,917	5,268 SF	\$410.06



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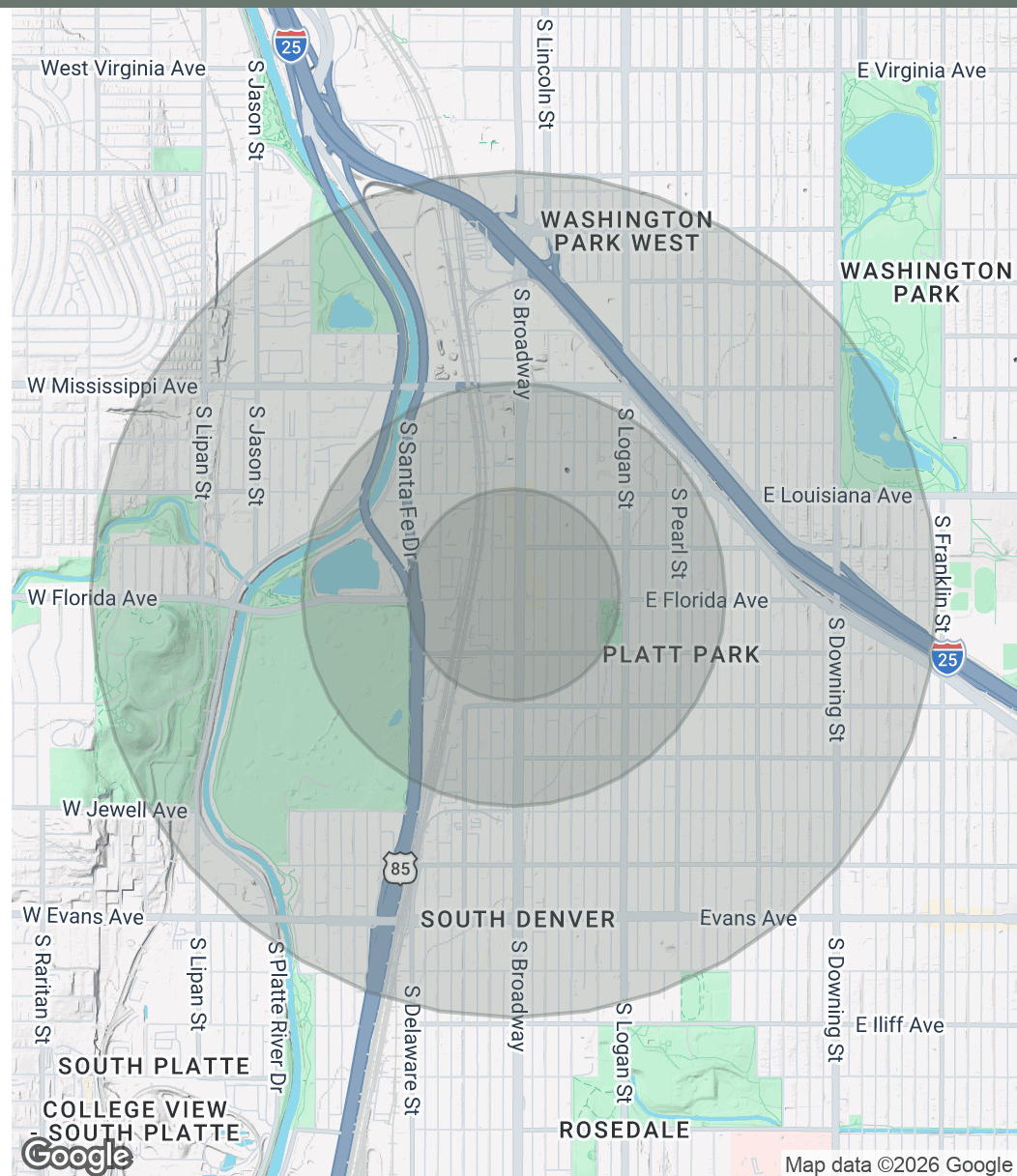


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,641	5,388	16,251
Average Age	32.8	34.7	36.2
Average Age (Male)	35.3	37.1	37.4
Average Age (Female)	31.3	33.3	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	802	2,651	8,005
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$162,576	\$159,286	\$160,318
Average House Value	\$706,001	\$770,376	\$883,277

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Mark Pyms embarked on his professional journey in 1984 with his family business, where he honed his skills in Commercial Brokerage/Investments and client relationships. In 1991, Mark moved to Colorado and joined Moore Commercial, where he successfully brokered and leased commercial properties until 1996. His career took a significant step forward when he joined the first Commercial Only RE/MAX, where he dedicated over 26 years, establishing himself as a leader in the commercial real estate industry.

During his tenure as a Commercial Broker, he also took his entrepreneurial spirit and in 2001 opened Panorama Property Management with his current business partner. Demonstrating his vision for growth, Mark created Panorama's Brokerage Arm in 2021, adding another successful chapter to his career.

Mark is known for his strategic thinking, leadership, and deep expertise in commercial real estate and property management. His decades of experience and commitment to excellence have made him a trusted name in the industry.

Beyond his professional accomplishments, Mark is passionate about fishing, waterfowl hunting and other community activities. His blend of experience, innovation, and integrity continues to inspire colleagues and clients alike.

Panorama Commercial Group
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DISCLOSURE

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDT20-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord 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 tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant 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 TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

_____ or real
estate which substantially meets the following requirements:
_____.

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

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.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Panorama Commercial Brokerage

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