



CROSSROADS
BUY·SELL·TRADE·FASHION



SANDBERG
MONETTE

Corey Sandberg, Vice President
Keith Lenz, Associate Advisor
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NNN Leased Investment

Crossroads Trading Company Incorporated

51 N Broadway, Denver, CO 80203



PINNACLE
REAL ESTATE ADVISORS

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EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 51 N Broadway in Denver, CO.

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 51 N Broadway in Denver, Colorado. This property is occupied on a NNN lease by Crossroads Trading Company Incorporated, a multiple location, national company, founded in 1991. This investment presents an exceptional commercial real estate opportunity in the heart of the vibrant Baker neighborhood in central Denver. This high-visibility retail space is situated on one of Denver's most sought-after corridors, surrounded by a dense population, popular restaurants, boutique shops, and entertainment venues. The versatile layout, large display windows, and strong foot traffic contributes to the outstanding success Crossroads is experiencing at this location. With easy access to major thoroughfares, and public transit, this prime location offers unparalleled exposure and steady investment potential in one of the city's most dynamic commercial districts.

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INVESTMENT OVERVIEW



PROPERTY HIGHLIGHTS

- High performing tenant
- National presence with 38 locations
- Updated HVAC + Healthy Roof
- Updated interior and systems
- High visibility corner lot
- High pedestrian and vehicle traffic area
- Ample onsite parking

OFFERING SUMMARY

Sale Price:	\$2,450,000
Cap Rate:	6.5%
Lease Type:	NNN
Guarantee:	Corporate
Building Size:	9,303 SF (Assessor - Includes Basement)
Lot Size:	0.24 Acres

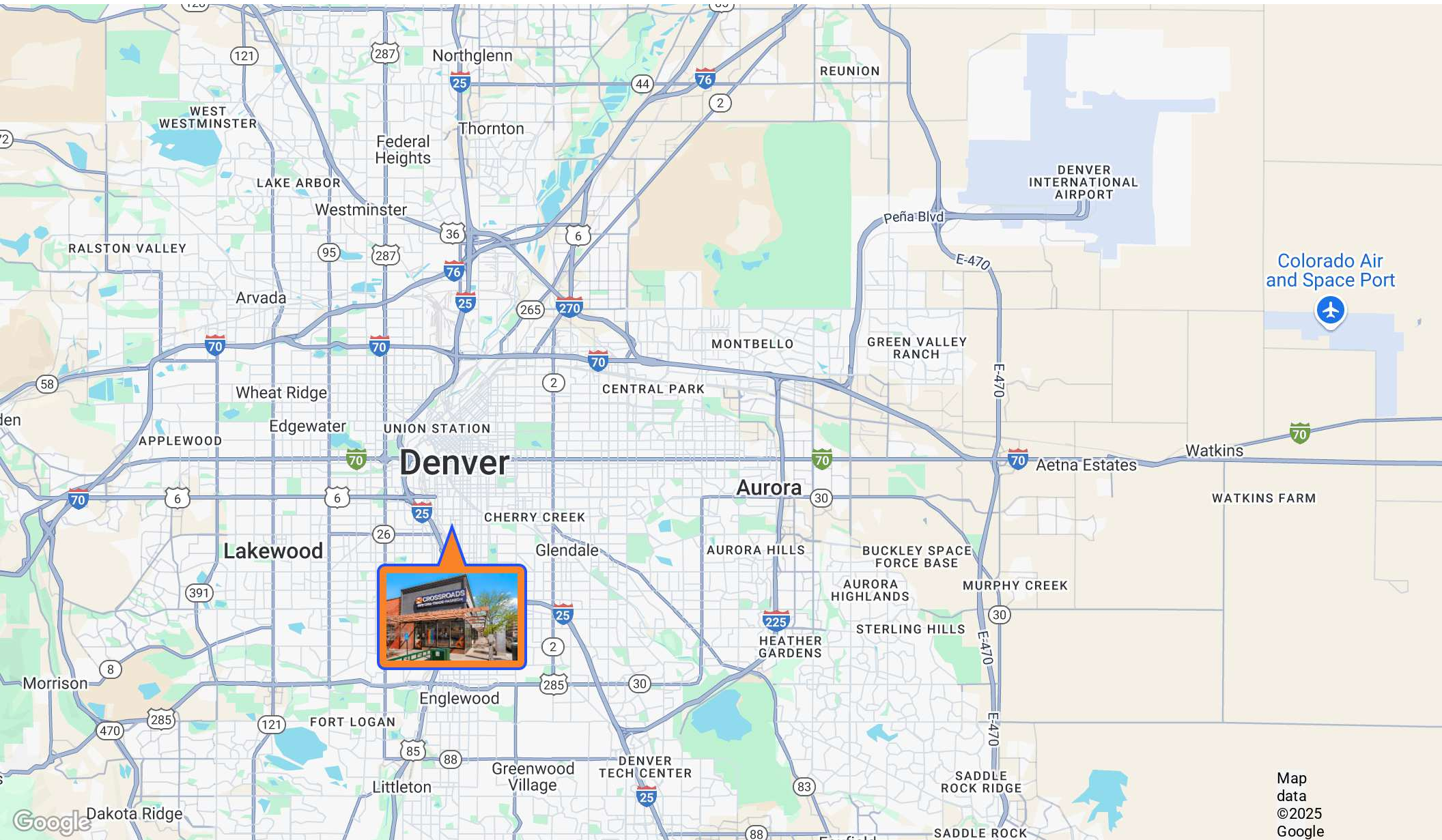
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,568	6,601	18,011
Total Population	2,512	10,808	30,172
Average HH Income	\$117,527	\$115,196	\$125,099



ADDITIONAL PHOTOS



AERIAL MAP



PROMINENT NEARBY APARTMENTS



	NAME	# OF UNITS
1	THE QUAYLE	102
2	THE VIEW AT WASH PARK	107
3	BAKER TOWER	125
4	ATLANTIS	144
5	BROMWELL	170
6	JAYNE	171
7	ASPIRE 7TH & GRANT	178
8	SOBO STATION	187
9	A.B. HIRSCHFIELD TOWERS	209
10	GABLES	221
11	NEON LOCAL	238
12	MODERA WEST	241
13	AVALON GOVERNORS PARK	304
14	BAYAUD TOWER & THE GARDENS	326
15	MASON AT ALAMEDA STATION	338
16	RYE SOBO	353
17	AMLI BROADWAY PARK	373
18	COUNTRY CLUB TOWERS II & III	558



AREA OVERVIEW

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

Median household income in Denver, CO is \$85,853.

POPULATION

710,800

0.566% 1-YEAR GROWTH

MEDIAN AGE

34.9

MEDIAN HH INCOME

\$85,853

9.82% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

416,271

1.43% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$540,400

17.7% 1-YEAR GROWTH

Source: <https://www.datausa.io/>



TENANT PROFILES



CROSSROADS TRADING COMPANY SUMMARY

Founded in 1991 in San Francisco, Crossroads Trading is a leading national fashion resale retailer with over 30 years of experience and 38 locations across the U.S. The company operates on a buy-sell-trade model, offering customers the opportunity to sell gently used, on-trend clothing for cash or store credit. With a curated mix of contemporary, vintage, and designer brands, Crossroads provides an accessible and ever-changing shopping experience.

Driven by sustainability, Crossroads sources most of its inventory directly from customers, reflecting the unique style of each local community while promoting the recycling of clothing and reducing textile waste. As a pioneer in the resale fashion industry, the company is committed to ethical and ecological responsibility. **Its excellence has been recognized with over 100 "Best of" awards nationwide.**

TENANT OVERVIEW

Company:	Crossroads Trading
Founded:	1991
Locations:	38
Current Term:	March 31, 2027
Options:	1 period of 60 months at 3% annual increases
Annual Rent:	\$159,345 + NNN
Headquarters:	Berkeley, California
Website:	https://crossroadstrading.com/



CROSSROADS TRADING LOCATIONS



INVESTMENT ANALYSIS

51 N. Broadway: Cash Flow

<i>Investment Analysis</i>	<i>Annual</i>	
Base Rent	\$159,345	
Expense Reimbursement Revenue	\$71,216	
GROSS REVENUE	\$230,560	
Property Tax (2024 Payable 2025)	(\$43,716)	
NNN Expenses	(\$27,500)	
Total Operating Expenses	(\$71,216)	
NET OPERATING INCOME	\$159,345	
Cap Rate (based on Suggested List Price)	6.50%	
Debt Service	(\$126,063)	
Before Tax Cash Flow	\$33,282	
DSCR	1.26	
Principal Reduction	\$27,305	
Total Return	7.07%	
<u>ACQUISITION:</u>		
List Price	\$2,450,000	\$263.36 psf
Loan Amount	\$1,592,500	65.00% LTV
Initial Equity	\$857,500	35.00%
Interest Rate/Amortization	6.250%	25 Years
Monthly/Annual Amortization Payments	\$10,505	\$126,063
Property Size (Assessor) - Includes Basement	9,303 SF	

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in responsible to independently verify its accuracy and completeness.



DISCLOSURE

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") 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. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 51 N Broadway located in Denver, CO (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 Pinnacle REA or its brokers.

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



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