

415 N. Lincoln Street
Denver, CO 80203

LOCATED IN THE
HIGHLY DESIRABLE
NEIGHBORHOOD OF

*South
Broadway*



Highlights

- Corner lot opportunity located in the desirable South Broadway (Sobo) Neighborhood
- House/Small Office Building directly adjacent to subject properties sold for \$775,000 on 08/23/2023.. (Address: 55 E. 4th Ave, 1,399 SF)
- Potential redevelopment site/covered land play
- Excellent access and visibility between Lincoln and Broadway
- Affluent demographics, with the Average Household Income of \$108,897 within 3-miles
- Exceptional accessibility to Capitol Hill, Cherry Creek, and Downtown Denver
- Situated less than One Mile from Denver Health Main Campus (525 Beds)
- Walking distance to numerous restaurants, bars, and retail

EXCLUSIVELY LISTED BY:

CHADD NELSON

Senior Associate
Denver Office

Direct: (303) 328-2056 // Cell: (720) 979-9185
chadd.nelson@marcusmillichap.com
License: CO FA100073491

CORY GROSS

First Vice President, Investments
Denver Office

Direct: (303) 328-2019 // Cell: (518) 852-4137
cory.gross@marcusmillichap.com
License: CO FA100038277

BRANDON KRAMER

First Vice President, Investments
Denver Office

Direct: (303) 328-2020 // Cell: (605) 390-1248
brandon.kramer@marcusmillichap.com
License: CO FA100045203

Marcus & Millichap
GROSS RETAIL GROUP

PROPERTY OVERVIEW

PRICING:	\$2,200,000
LOT SIZE (ESTIMATE):	7,750 SF
# OF HOMES	4
LEASE TERM:	MONTH-MONTH*
YEAR BUILT	1901/1902
IMPROVEMENTS:	WATER HEATERS/FURNACES RELATIVELY NEW, ROOFS REPLACED IN 2018, NO A/C

PROPERTY DETAILS

415 N. LINCOLN

Square Footage	Approximately 900 SF
# Of Beds/Bath	1 Bed/ 1 Bath
Parking	1 Off-Street Parking Spot
Basement Details	Full Basement- Unfinished
Flooring	Hardwood Floors Throughout

417 N. LINCOLN

Square Footage	Approximately 900 SF
# Of Beds/Bath	1 Bed/ 1 Bath
Parking	1 Off-Street Parking Spot
Basement Details	Full Basement- Unfinished
Flooring	Hardwood Floors Throughout
Improvements	Remodeled 6 Years Ago

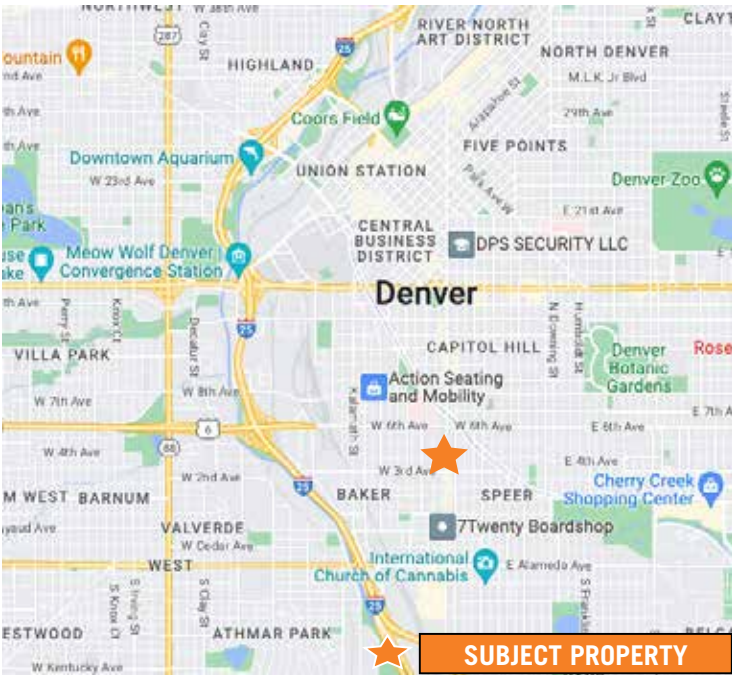
59 E. 4TH AVE

Square Footage	Approximately 1,000 SF
# Of Beds/Bath	2 Bed/ 1 Bath
Parking	Street Parking Only
Basement Details	Partial Basement- Unfinished
Flooring	Carpet; Hardwood Floors Underneath

61 E. 4TH AVE

Square Footage	Approximately 1,000 SF
# Of Beds/Bath	2 Bed/ 1 Bath
Parking	Street Parking Only
Basement Details	Partial Basement- Unfinished
Flooring	Carpet; Hardwood Floors Underneath

LOCATION OVERVIEW



 **241,660**
Total Population Within 3-Mile Radius

 49%  51%
GENDER

\$108,897
Average Household Income Within
3-Mile Radius

\$385,000
Median Housing Value

 **125,333**
Total Households Within 3-Mile Radius

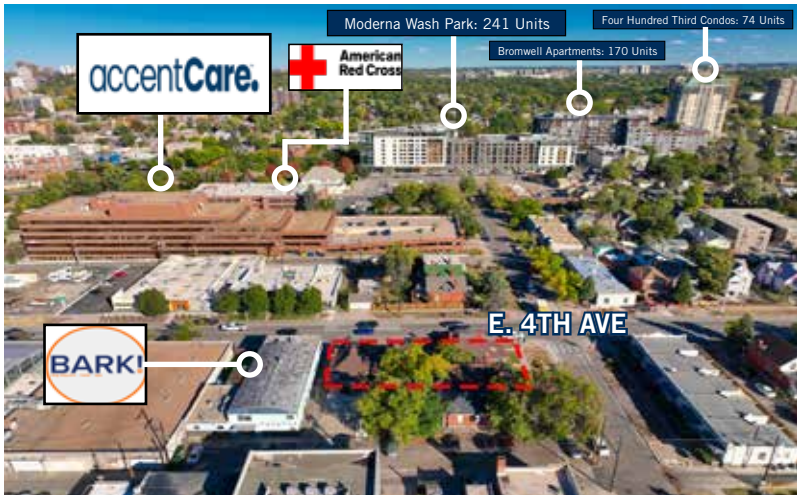
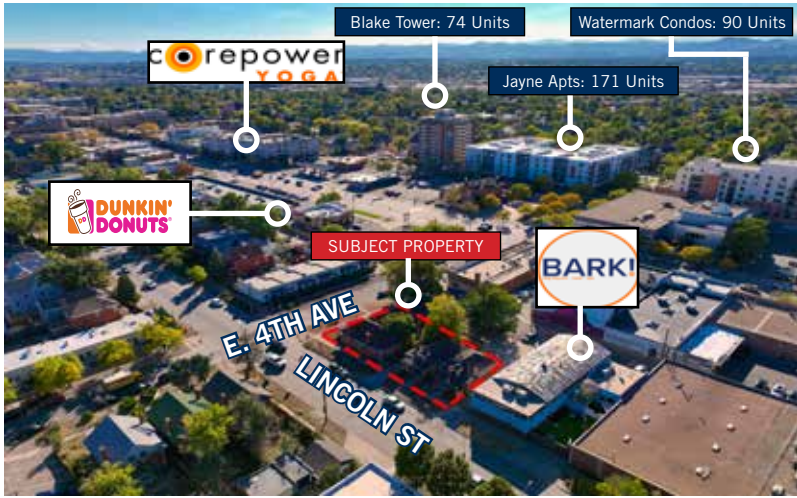
POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	32,953	191,518	473,788
2023 Population	40,618	241,660	550,036

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Households	21,115	96,578	214,451
2023 Households	25,882	125,333	253,430

INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$88,948	\$108,897	\$105,672



PROPERTY PHOTOS



CONFIDENTIALITY & DISCLOSURE NOTICE

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

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

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

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: 415 N. Lincoln, 417 N. Lincoln, 59 E. 4th, 61 E. 4th, Denver, Colorado or real estate which substantially meets the following requirements:

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.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is to perform the following list of tasks: Show a property Prepare and Convey written offers, 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. agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's 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 supervisor 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, which vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies), may vary between different settlement service providers.

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORK

If this is a residential transaction, the following provision applies:

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

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ this document via Attachment to emailed Offering Memorandum and retained a copy for the Brokerage Firm's files.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta



Broker