

OFFERING MEMORANDUM

SELLER FINANCING AVAILABLE



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	4219 S Broadway Englewood, CO 80113
List Price	\$775,000
Lease Rate	\$14.00/SF NNN
Building Size	2,995 SF
Lot Size	0.14 AC
Year Built	1977
Stories	2
Zoning	MU-B-2
Off-Street Parking	10 Spaces

PROPERTY HIGHLIGHTS

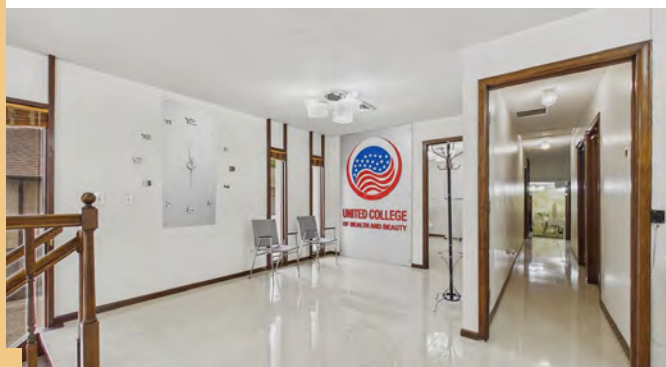
- Prominent signage on S Broadway creates excellent visibility.
- Well-maintained property, limiting near term capital expenditure requirements.
- Ample parking with ten (10) off-street parking spaces.
- MU-B-2 zoning permits a wide range of office, retail, medical or entertainment uses.
- Interior layout is well-suited for trade schools, vocational programs tutoring centers, or similar uses.
- Large double sided monument lighted sign.

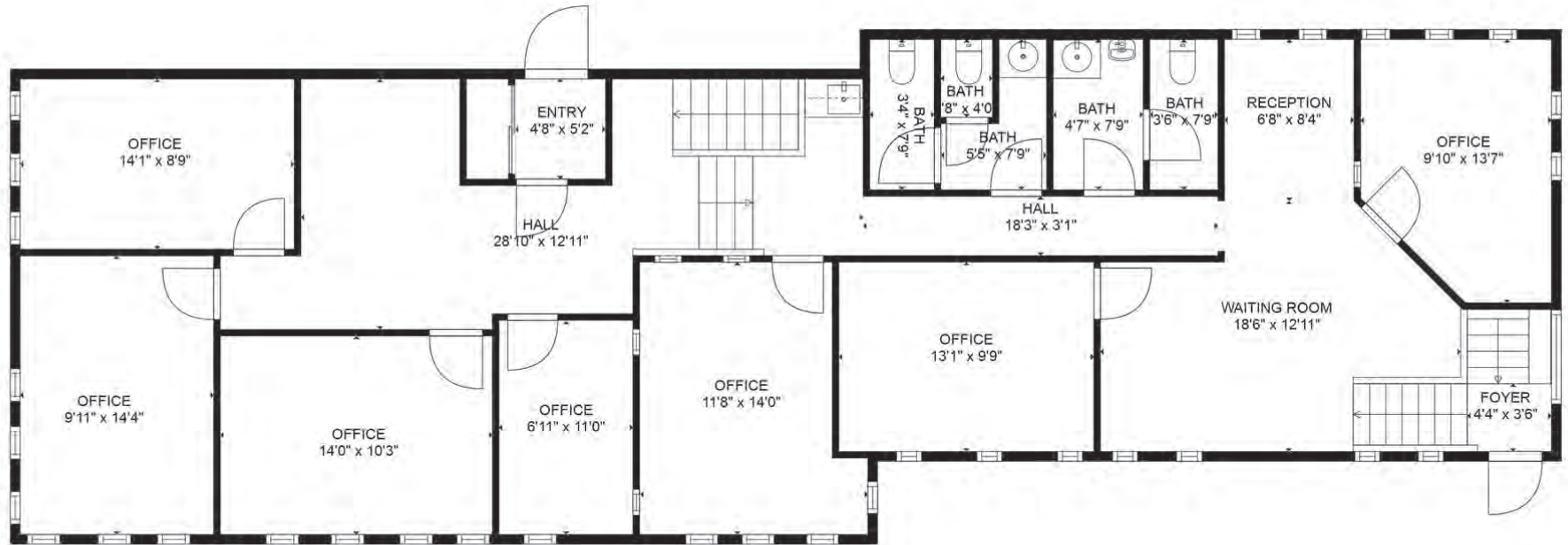
Located at **4219 S Broadway** in Englewood, Colorado, this 2,995 square foot, two-story office building presents a compelling opportunity for owner-users and investors alike. Situated on 0.14 acres along South Broadway, the property offers prominent signage visibility on one of the metro area's most trafficked corridors. Originally built in 1977 and thoughtfully remodeled in 2015, the building has seen continued capital investment, including new LED lighting throughout, new flooring, and a new HVAC system installed in 2022 — ensuring low near-term capital expenditure for the next owner. The building also has an attached, fenced storage shed on the north side of the building. With ten dedicated parking spaces, the property offers a meaningful draw for tenants or users requiring reliable, accessible parking in an urban infill location.

The property's MU-B-2 zoning unlocks a broad range of permitted uses, including education, office, retail, medical service, and entertainment, providing significant flexibility for repositioning. Owner financing is available, further lowering the barrier to acquisition and making this an attractive opportunity for buyers seeking a well-located, move-in ready asset.

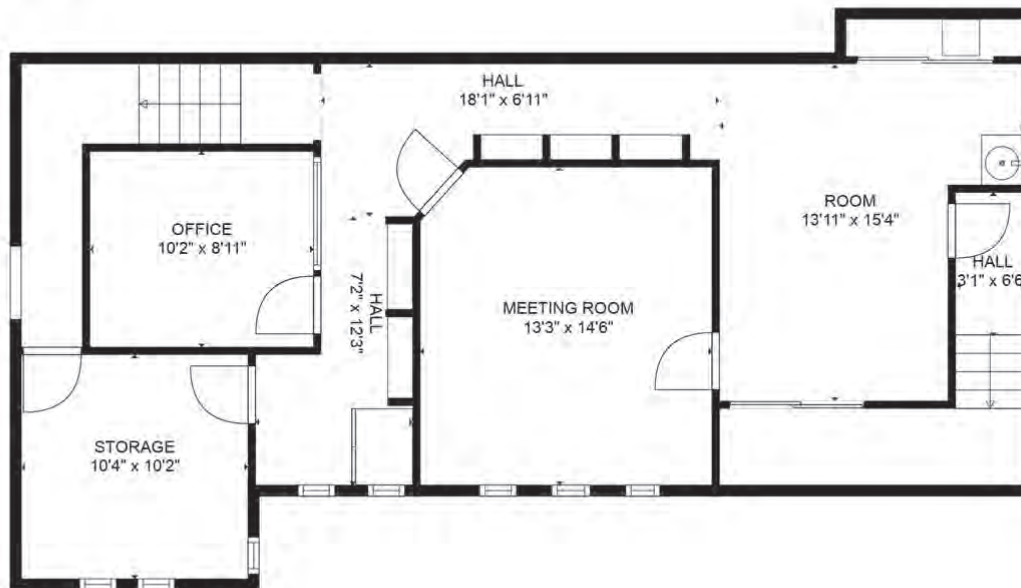
4201 S Broadway is also available for purchase — this adjacent parcel directly to the north provides the opportunity to control the entire corner and assemble 0.43 acres of land.







FLOOR 2



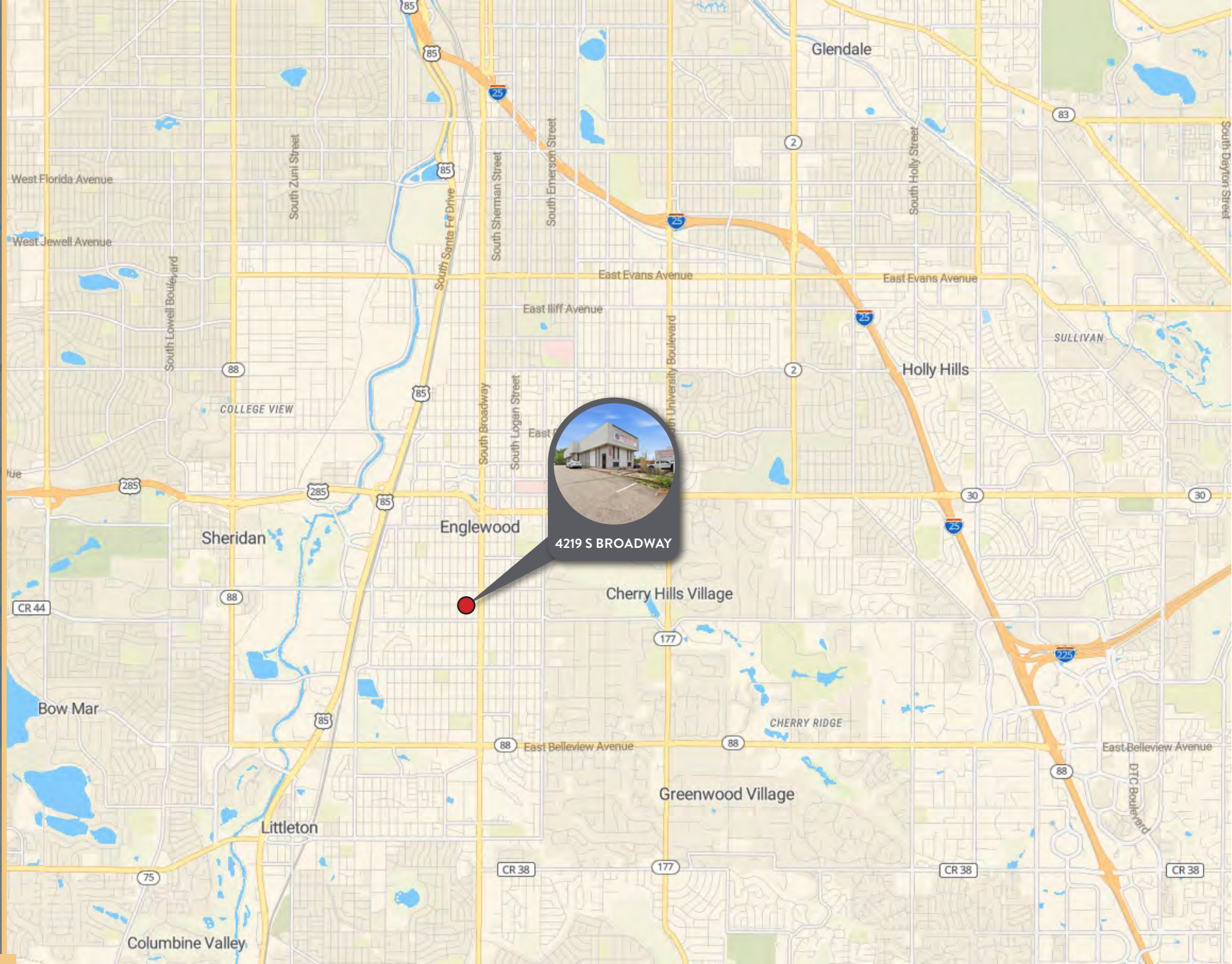
FLOOR 1



LOCATION OVERVIEW



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4219 S BROADWAY



ENGLEWOOD

Englewood is home to 35,000 people in the heart of the Denver metropolitan region. Englewood is a proudly independent, full-service community with the third highest concentration of millennials in Colorado. Minutes from world class art and entertainment venues in downtown Denver and the Rocky Mountain foothills, Englewood is home to major medical and manufacturing facilities along with its own foodie, arts and startup communities centered in historic downtown Englewood and the Central Business District.

Englewood is also a transportation hub with two light rail stops on the Denver regional passenger rail system and exceptional roadway access provided from all directions by US Highway 285 (Hampden Ave.) and US Highway 85 (Santa Fe Blvd.). Bus service is provided by RTD, including the most frequent bus route in the region the O, and the free Englewood Trolley that connects the Englewood light rail station to downtown Englewood, the medical district and civic center.

Englewood has also been ranked #26 on WalletHub's "Best Small Cities for Starting a Business".



COMPARABLE SALES



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**SUBJECT PROPERTY**

4219 S Broadway, Englewood, CO

Sale Date	JUST LISTED
List Price	\$775,000
Year Built	1977
Building Size	2,995 SF
Land Size	6,098 SF
Price/SF	\$259

2881-2885 S Broadway
Englewood, CO 80113

#1

Sale Date	1/23/26
Sale Price	\$1,325,000
Year Built	1952
Building Size	4,835 SF
Land Size	6,098 SF
Price/SF	\$274

4634 S Broadway
Englewood, CO 80113

#2

Sale Date	12/29/25
Sale Price	\$692,000
Year Built	1963
Building Size	2,537 SF
Land Size	9,583 SF
Price/SF	\$273

625-645 E Evans Ave
Denver, CO 80210

#3

Sale Date	9/19/25
Sale Price	\$1,165,000
Year Built	1955
Building Size	2,234 SF
Land Size	6,098 SF
Price/SF	\$521

77 E Vassar Ave
Denver, CO 80210

#4

Sale Date	8/29/2025
Sale Price	\$1,025,000
Year Built/Renov.	1950/2004
Building Size	3,256 SF
Land Size	6,098 SF
Price/SF	\$315

450 W Jefferson Ave
Englewood, CO 80110

#5

Sale Date	5/14/25
Sale Price	\$510,000
Year Built	1955
Building Size	2,208 SF
Land Size	6,098 SF
Price/SF	\$231

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 4219 S Broadway, Englewood, CO 80113 (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.



4219 S BROADWAY | ENGLEWOOD, CO

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