

FOR SALE
\$4,700,000
7.02% CAP



723 & 725 S Broadway Denver, CO 80209

For more information:

JAKE MALMAN

720 471 1763

jake@malmancre.com

DAN PREVEDEL

303 945 5697

dan@malmancre.com



MALMAN
REAL ESTATE

FOR SALE

723 & 725 S Broadway Denver, CO 80209



Property Highlights

- » Located near Denver's planned women's professional soccer stadium, with completion anticipated in 2028
- » ±17,125 SF commercial asset in Denver's highly sought-after South Broadway corridor
- » Exceptional visibility and signage opportunity along one of Denver's busiest commercial thoroughfares
- » Surrounded by a dense mix of retail, restaurant, entertainment, and residential development
- » Strong demographics and walkability in one of Denver's most established urban neighborhoods
- » Convenient access to Downtown Denver, I-25, and major transportation routes
- » Ideal opportunity for investors or future redevelopment
- » Located in a rapidly evolving sub-market with continued private and public investment
- » Positioned to benefit from the continued growth and revitalization of South Broadway



Property Details

Building Size	17,125 SF
CAP Rate	7.02%
Price/SF Bldg	\$274.45/SF
Land Size	0.721 AC (31,388 SF)
Price/SF Land	\$149.74/SF
Year Built	1926
Taxes	~ \$92,499.19 (2025)
Zoning	C-MX-8

Sale Price: \$4,700,000

FOR SALE

723 & 725 S Broadway Denver, CO 80209



Rent Roll

Suite	Tenant	Size (SF)	% of Bldg	\$/SF/YR	Annual Rent	Start	Expiration	Options	Annual Increases
723	Boost Pilates Denver	4,200	25%	\$12.36	\$51,912	9/12/2024	9/12/2029	1, 5 Year 3% Increase (Demo Clause)	3%
725 (Ground Fl.)	Kitchens on Broadway	10,925	64%	\$18.12	\$198,000	5/27/2014	9/30/2028	None	3%
725 (Upstairs)	Upstairs Office Tenants (room rentals)	2,000	12%	\$40.04	\$80,088	Varies	Varies	None	3%
Totals	-	17,125	100%	-	\$330,000	-	-	-	-

FOR SALE

723 & 725 S Broadway Denver, CO 80209



FOR SALE

723 & 725 S Broadway Denver, CO 80209



FOR SALE

723 & 725 S Broadway Denver, CO 80209



South Broadway

South Broadway is one of Denver's most established, recognizable, and active commercial corridors, offering a strong mix of local character, urban energy, and long-term appeal. The area is known for its eclectic blend of restaurants, bars, coffee shops, vintage retailers, galleries, entertainment venues, fitness concepts, and neighborhood serving businesses, creating a dynamic environment that attracts both nearby residents and visitors from across the metro area.

The corridor benefits from its proximity to several of Denver's most desirable central neighborhoods, including Baker, Washington Park West, Platt Park, West Wash Park, and Speer. This surrounding residential density helps support consistent activity throughout the day, evening, and weekend, while the area's mix of historic buildings, independent businesses, and ongoing reinvestment gives South Broadway a distinct identity within Denver.

South Broadway also offers excellent regional connectivity, with convenient access to I-25, Alameda Avenue, Lincoln Street, Santa Fe Drive, and downtown Denver. With its walkable environment, diverse amenity base, strong neighborhood demographics, and recognizable Denver character, South Broadway remains one of the city's most compelling urban corridors.



FOR SALE

723 & 725 S Broadway Denver, CO 80209



Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	21,587	209,370	528,453
Population (2025)	21,574	214,369	546,626
Annual Growth (2020-2025)	0.0%	0.5%	0.7%
Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	11,386	101,398	248,316
Total Households (2025)	11,350	104,164	257,565
Annual Growth (2020-2025)	2.2%	1.9%	2.0%
Median Household Income	\$115,384	\$93,840	\$96,256
Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	14,220	128,030	324,984



FOR SALE

723 & 725 S Broadway Denver, CO 80209



Area Growth

South Broadway and the surrounding central Denver neighborhoods have experienced steady reinvestment in recent years, driven by strong demand for walkable, amenity-rich locations near established residential communities. Continued activity in nearby Baker, Washington Park West, Platt Park, and West Wash Park has helped strengthen the corridor's customer base, while new residential and mixed-use development in the broader area has added density and supported long-term commercial demand.

Growth around Alameda Station and the broader Broadway Station area has also contributed to the corridor's momentum, with transit-oriented development, improved connectivity, and infrastructure upgrades enhancing access throughout the area. These improvements have reinforced South Broadway's position as a mature urban corridor with continued upside, offering the benefits of an established Denver location alongside ongoing investment and evolution.



Meet the Broker



JAKE MALMAN
Managing Partner

Jake Malman is the Managing Partner and founder of Malman Real Estate, a firm built on deep market knowledge, trusted relationships, and a client-first approach. Prior to launching Malman Real Estate, Jake spent six years as a broker associate at NAI Shames Makovsky, where he was involved in more than 5 million square feet of transactions, including numerous high-profile deals across multiple asset types.

As Managing Partner, Jake leverages his extensive transactional experience and strong industry relationships to deliver thoughtful, strategic guidance to buyers, sellers, landlords, and tenants. As the owner of a large real estate portfolio himself, he understands the complexities and nuances of acquiring, operating, and managing assets allowing him to deliver sharper insights and more strategic guidance to his clients. Malman Real Estate focuses on investment sales and comprehensive buyer and seller representation, while also providing leasing services across all transaction sizes. Jake is known for his hands-on approach, attention to detail, and commitment to creating a seamless, high-quality experience for every client.

A Colorado native, Jake holds a bachelor's degree in Business Management from the University of Colorado and brings a local perspective and long-term mindset to every assignment.



DAN PREVEDEL
Associate Broker

Dan Prevedel is a Broker Associate at Malman Real Estate, specializing in lease negotiations and acquisitions and dispositions across all asset types and classes. Since joining the firm in 2022, Dan has focused on delivering strategic, detail-oriented representation for clients navigating both leasing and investment-related transactions.

Prior to Malman Real Estate, Dan began his career in tenant representation at TB Advisors, where he worked closely with clients to align their strategic business, financial, and operational objectives with their real estate needs. This foundation has shaped his practical, client-focused approach and attention to execution.

Dan has built a reputation for being knowledgeable, accountable, and responsive, earning the trust of clients through consistent communication and follow-through. A Colorado native, he holds a bachelor's degree in Business Management from Whittier College and brings a strong local perspective to every assignment.

FOR SALE

723 & 725 S Broadway Denver, CO 80209



Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial

or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for

financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

FOR SALE
723 & 725 S BROADWAY
DENVER, CO 80209



MALMAN
REAL ESTATE

For more information:

JAKE MALMAN

720 471 1763

jake@malmancre.com

DAN PREVEDEL

303 945 5697

dan@malmancre.com