



1658-1668

**N LAFAYETTE STREET
DENVER, COLORADO**

LAFAYETTE EXCHANGE AT CITY PARK WEST

Kentwood

Real Estate

**Kyle Malnati
Senior Commercial Advisor**

**303-358-4250
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PROPERTY TOURS & OFFER SUBMITTAL

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submittal

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by a licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Non-binding LOI's will not be considered as a valid offer. Earnest money shall be payable to and held by Guardian Title Company.

PRESENTED BY:



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EXECUTIVE SUMMARY



SALES PRICE	\$3,500,000
NET BUILDING SIZE	13,658 SF
TOTAL LAND SIZE	12,725 SF
PROPERTY TYPE	Retail/Office
YEAR BUILT	1921/2018 (Renovated)
CONSTRUCTION	Masonry
STORIES	2
ROOF	Sloped
HEAT	Gas Furnace
PARKING	Surface Lot (18 Spaces)
SUBMARKET	City Park West
ZONING	C-MS-5

CITY PARK WEST INVESTMENT OPPORTUNITY

Lafayette Exchange

Introducing Lafayette Exchange at City Park West, located at 1658-1668 N Lafayette Street—an exceptional opportunity to own a free-standing commercial building in one of Denver's most sought-after, high-traffic neighborhoods. Blending timeless character with modern updates, this distinctive property is ideally suited for a collection of boutique, street-facing suites designed for a variety of consumer-facing uses. Currently configured with 23 individually sized units, the building offers flexible layouts that can easily accommodate a mix of shops, studios, and service-oriented concepts. A striking brick façade and expansive windows create strong curb appeal while filling the interiors with natural light—perfect for creating inviting, customer-focused environments. Original architectural details are thoughtfully complemented by modern upgrades, providing both charm and functionality. The property features 41 rooms total: 3 kitchens, 7 restrooms, plus 2 terraces and a double-height 2-car garage/store that enhance the overall customer and tenant experience. Ample off-street parking and a spacious 18-space parking lot further support accessibility and convenience—key advantages for attracting steady daily traffic. Positioned along a picturesque, tree-lined street just blocks from City Park, the location is surrounded by a dynamic mix of restaurants, cafés, markets, and neighborhood amenities, making it a natural destination for foot traffic and repeat visits. This is a rare opportunity for investors or owner-users to reposition or operate a vibrant, multi-tenant commercial destination in a premier infill location with strong visibility and long-term upside.

Property Highlights

- » Free-standing commercial building in the highly desirable City Park West neighborhood
- » Flexible layout with 23 suites of varying sizes suited for boutique concepts & service-based users
 - » Attractive brick façade with strong curb appeal
 - » Large storefront-style windows providing abundant natural light
- » Character-rich interiors with a blend of original architectural details & modern upgrades
 - » Multiple common areas enhancing customer and tenant experience
 - » 3 Kitchens and amenities to support a variety of uses
 - » Inviting outdoor patio spaces ideal for gathering and activation
 - » Ample off-street parking for customers and tenants
 - » Spacious 18-car parking lot offering flexibility and ease of access
- » Prime location just blocks from City Park and surrounded by dense neighborhood amenities, driving consistent foot traffic

FINANCIAL ANALYSIS

UNIT MIX & AVERAGE RENT SCHEDULE

# UNITS	UNIT TYPE	MONTHLY RENT	SCHEDULED GROSS INCOME (ANNUAL)
2	EVERGREEN	\$12,500	\$150,000
5	SILK THAI	\$5,575	\$66,912
3	CHANAVIT PATANAPANICH	\$5,000	\$60,000
18	INDIVIDUAL SUITES	\$20,534	\$246,408

OPERATING DATA: INCOME & EXPENSES

INCOME	CURRENT
Gross Annual Rent	\$523,320
Vacancy Allowance	(\$15,700)
Net Rental Income	\$507,620
Effective Gross Income	\$507,620

ESTIMATED EXPENSES	CURRENT
Property Taxes	\$32,681
Insurance	\$14,618
Property Management	\$15,229
Gas/Electric	\$19,848
Water/Sewer	\$4,089
Repairs/Maintenance	\$19,331
Administrative	\$3,470
Trash	\$1,703
Internet	\$5,065
Total Expenses	\$116,034
<i>Expenses Per Unit</i>	<i>\$4,144</i>
Net Operating Income (NOI)	\$391,586

PROPOSED FINANCING	CURRENT
Loan Amount	\$2,275,000
Down Payment	\$1,225,000
Interest Rate	6.250%
Amortization (Yrs)	25
Estimated Monthly Payment	\$14,567.00

FINANCIAL ANALYSIS	CURRENT
Net Operating Income (NOI)	\$391,586
Projected Debt Service	(\$180,090)
Before Tax - Cash Flow	\$211,496
Cap Rate	11.19%
Cash-on-Cash Return	17.27%
Principle Reduction (Yr 1)	\$39,007
Total Return	20.40%



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS

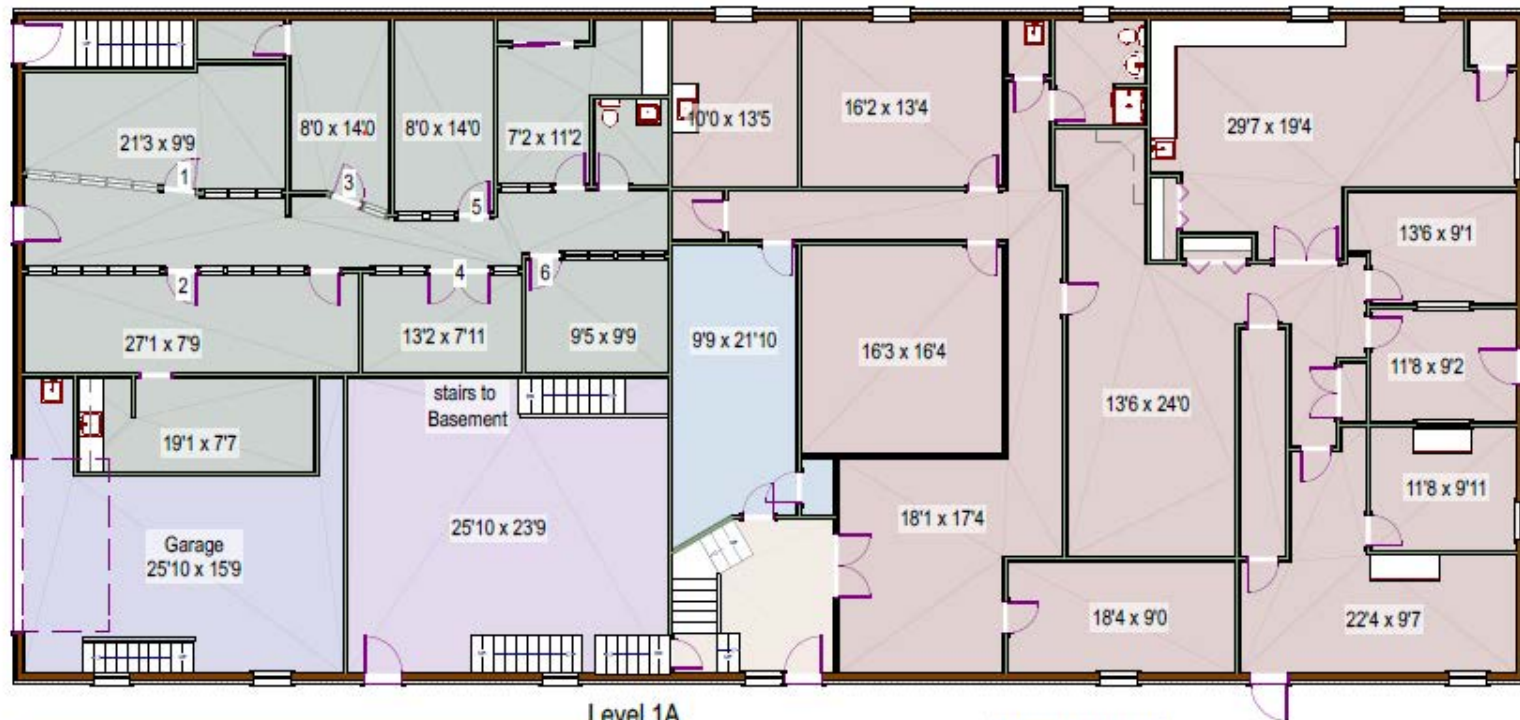


AERIAL PHOTOS

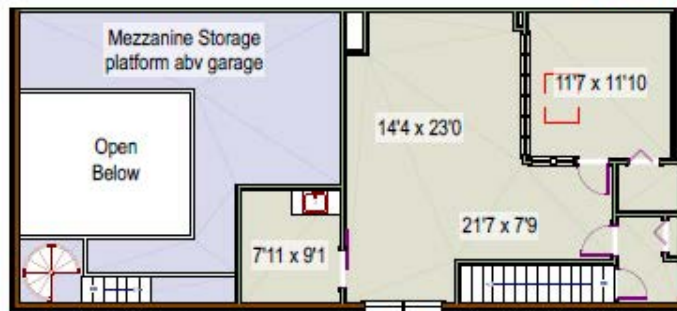


PROPERTY LAYOUT

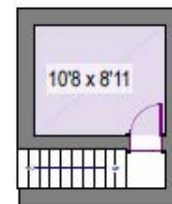
Level 1



Level 1A



Basement



#1668 Lafayette

#1666 Lafayette

#1662 A Lafayette

#1662 B Lafayette

#1664 Lafayette

#1662 C Lafayette

Common Area

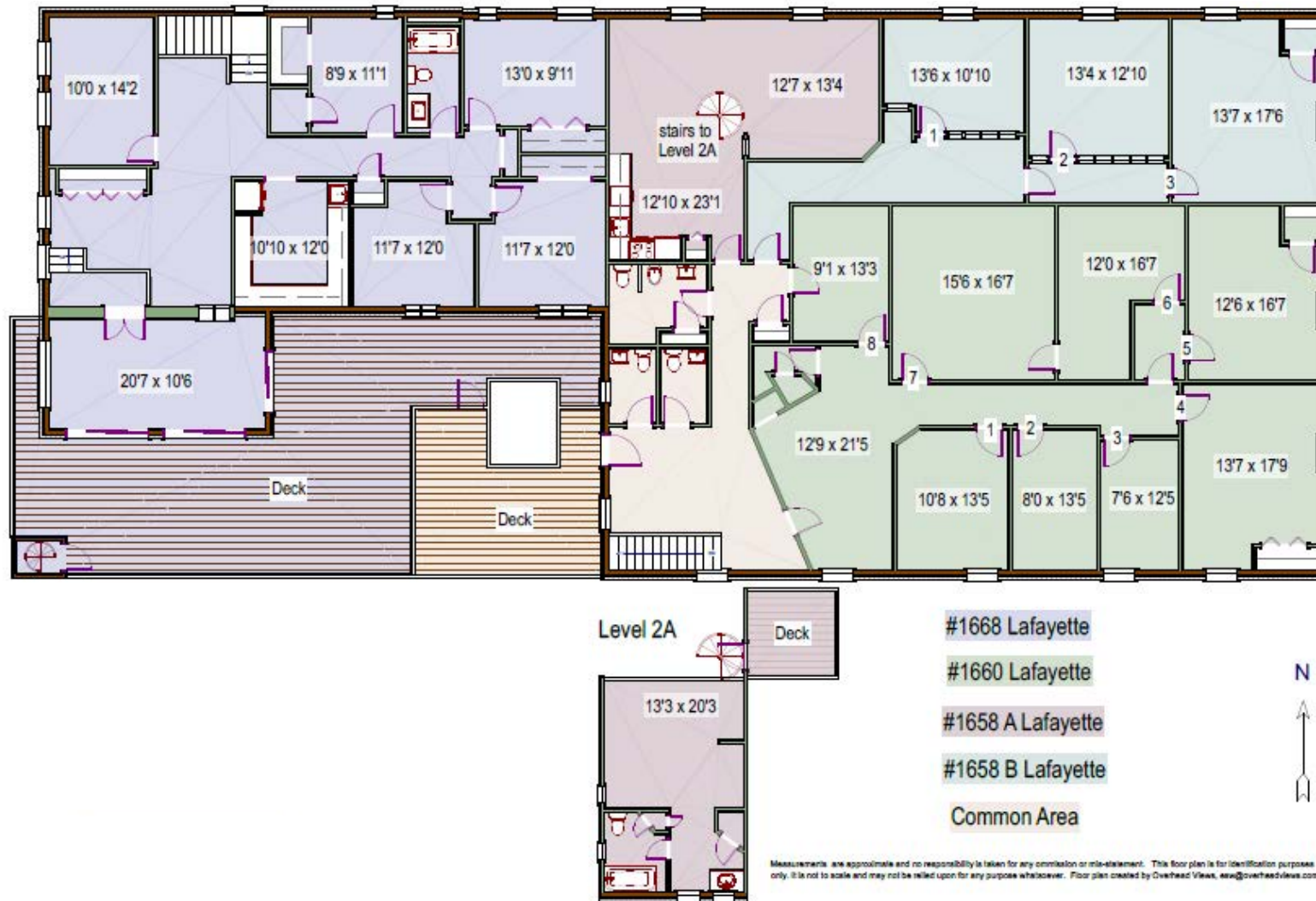
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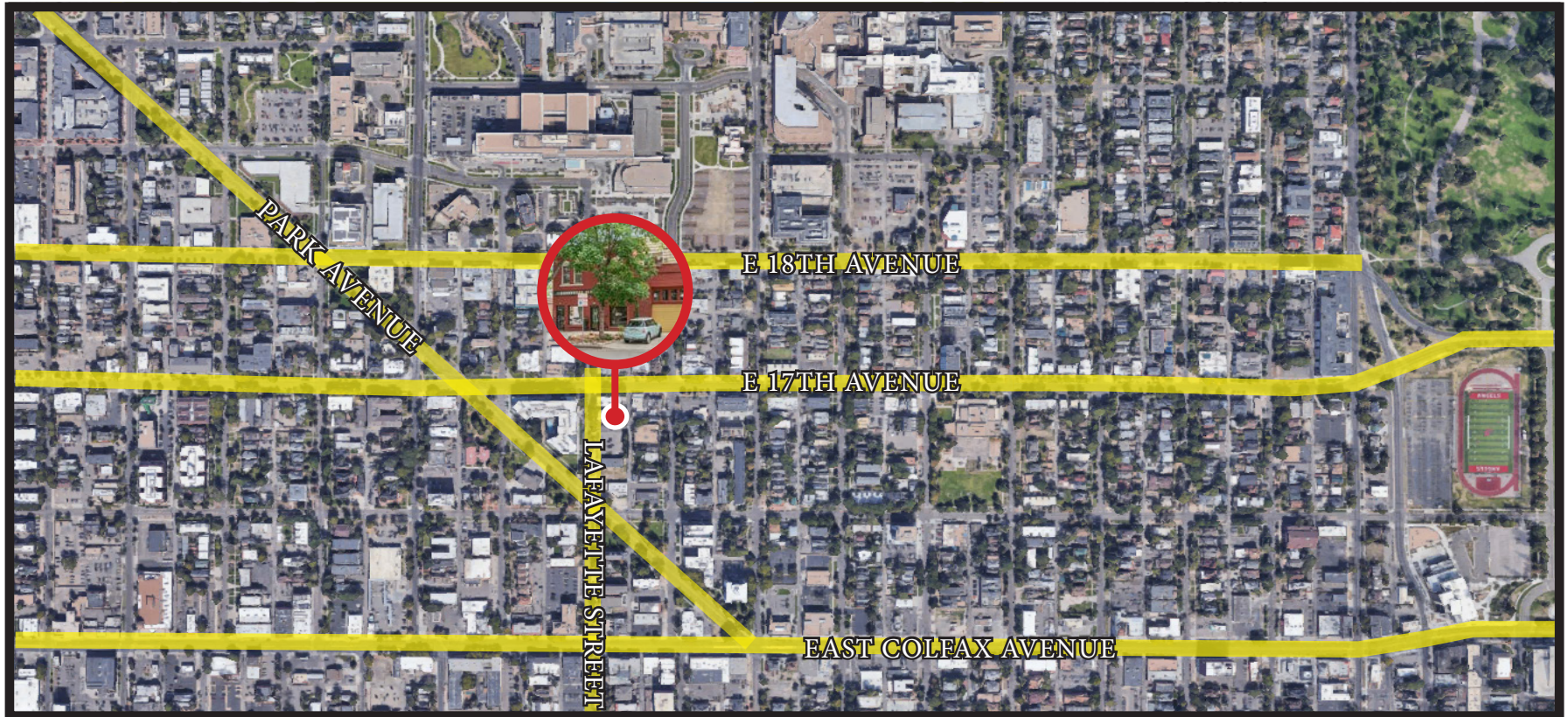
Measurements are approximate and no responsibility is taken for any omission or mis-statement. This floor plan is for identification purposes only. It is not to scale and may not be relied upon for any purpose whatsoever. Floor plan created by Overhead Views, ew@overheadviews.com

PROPERTY LAYOUT

Level 2



Area Map



AREA HIGHLIGHTS

DINING/BARS/COFFEE

White Pie
D.P. Dough Denver
Latchkey Bar
Olive and Finch
Atelier French Restaurant
Walter's 303 Pizzeria & Publik House
One Fold
Hearth Coffee Shop & Bakery
The Porchetta House
The Weathervane Cafe
Doppio Coffee
Stoney's Uptown Joint

CULTURE/RECREATION

City Park
Denver Zoo
Museum of Nature and Science
City Park Golf Course
Carla Madison Recreation Center

HEALTH & WELLNESS

Orange Theory
Samadhi Yoga Sangha
Star Cycle Denver
Woodhouse Spa Denver
Jalan Facial Spa

RETAIL/SERVICES

Talulah Jones Gifts
Marczyk Fine Foods
Sun Market
Natural Grocers
7-Eleven
Star Salon
Three Little Birds Salon
FirstBank
MidwestOne Bank
Babylon Floral
LivWell
Dependable Cleaners

Aerial Location



Aerial Location





CITY PARK WEST

City Park West is one of Denver’s most established and desirable neighborhoods, valued for its mature tree-lined streets, historic charm, and strong sense of community. The area is characterized by a mix of classic apartment buildings, brownstones, and early 20th-century architecture that give the neighborhood a timeless appeal while continuing to attract modern renters. Its close proximity to City Park and City Park West provides residents with immediate access to expansive green space, trails, playgrounds, the Denver Zoo, and the Denver Museum of Nature & Science, creating an exceptional balance between urban living and outdoor recreation.

The neighborhood also benefits from a vibrant and evolving dining and retail scene, with popular restaurants, coffee shops, and neighborhood services within walking distance. City Park West offers excellent connectivity, with quick access to Downtown Denver, Cherry Creek, and major employment centers via nearby arterial roads and public transit. Combined with consistent rental demand, limited new supply, and a highly walkable lifestyle, City Park West remains a compelling location for residents and investors alike.

WALK SCORE	93 ('Walker's Paradise')
BIKE SCORE	93 ('Biker's Paradise')
TRANSIT SCORE	52 ('Good Transit')

DEMOGRAPHICS

Population 2024	1 mi	32,490	Average Household Income	1 mi	\$109,901	Daytime Businesses	1 mi	4,323
	2 mi	134,022		2 mi	\$112,408		2 mi	17,001
	3 mi	232,193		3 mi	\$118,360		3 mi	26,307
Population Projection 2029	1 mi	32,745	Daytime Employees	1 mi	25,867	Consumer Spending	1 mi	\$590,514,742
	2 mi	136,058		2 mi	161,219		2 mi	\$2,381,265,222
	3 mi	236,362		3 mi	256,885		3 mi	\$4,104,223,076

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own 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 at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

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