



4396-4398 BROADWAY STREET
DENVER, COLORADO 80216



www.deancallan.com

DEAN CALLAN

& COMPANY INC

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

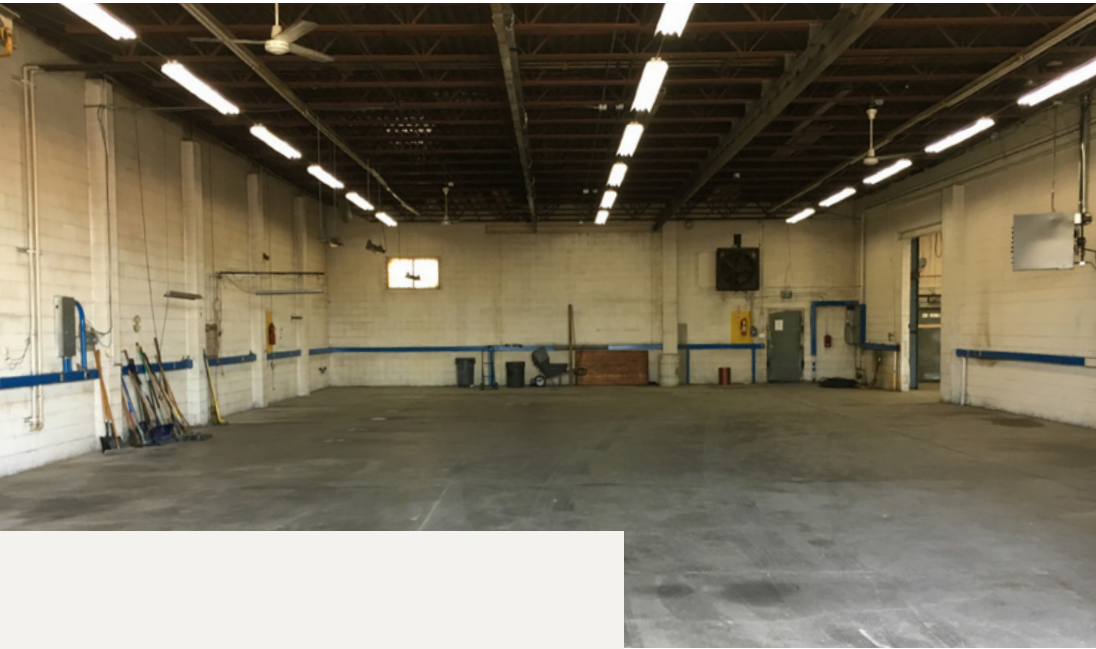
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MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY FOR SALE (6% CAP RATE)

Introducing 4396-4398 Broadway Street, a rare small bay multi-tenant industrial investment opportunity in Denver's dynamic and rapidly evolving RiNo neighborhood. This 10,464 RSF industrial building, constructed in 1983, is divided into two separate 5,232 RSF units and is fully leased, providing investors with immediate in-place cash flow. Situated on a 0.29-acre lot with surface parking and abundant street parking, the property features robust 700-amp, 240-volt, 3-phase power, making it well-suited for a variety of industrial and creative users.

Positioned in the heart of RiNo's vibrant industrial revival, the asset is surrounded by a thriving district where historic warehouses and factories have been transformed into a dynamic mix of restaurants, breweries, art galleries, creative offices, and entertainment venues. The property's full occupancy, flexible industrial configuration, and prime RiNo location create a compelling opportunity for investors seeking durable cash flow and long-term appreciation potential in one of Denver's most coveted infill markets.

Call us for more information and to set up a tour.



BRIT BANKS

Senior Broker Associate

Direct: 303.945.2020

Cell: 303.903.9775

bbanks@deancallan.com

TORREY PATTERSON

Broker Associate

Direct: 720.826.2291

Cell: 303.514.4559

tpatterson@deancallan.com

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DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of assisting prospective investors in evaluating a potential acquisition of or investment in 4396-4398 Broadway Street (the "Property"). It is provided for informational purposes only and is intended to facilitate preliminary discussions regarding the Property.

Prospective investors are encouraged to conduct their own independent investigations, inspections, analyses, and due diligence concerning the Property and all matters related thereto. Any investment decision should be based solely upon the investor's own review and evaluation of the Property and its advisors' independent analyses, and not upon this Offering Memorandum or any other materials, statements, or information provided by the Seller or its representatives.

The information contained herein has been obtained from sources believed to be reliable; however, neither the Seller nor its representatives have independently verified such information and make no representations or warranties, express or implied, as to its accuracy or completeness. All information is subject to change without notice, and prospective investors should rely exclusively on their own investigations and analyses.

NDA

Certain property, financial, and tenant information has been withheld from this flyer and will be made available only to qualified investors who execute a Confidentiality and Non-Disclosure Agreement (NDA). For additional details and access to the due diligence materials, please contact the listing brokers.

TERMS

PRICE: \$1,774,000 (\$169.53/SF) | CAP RATE: 6% ON EXISTING NOI

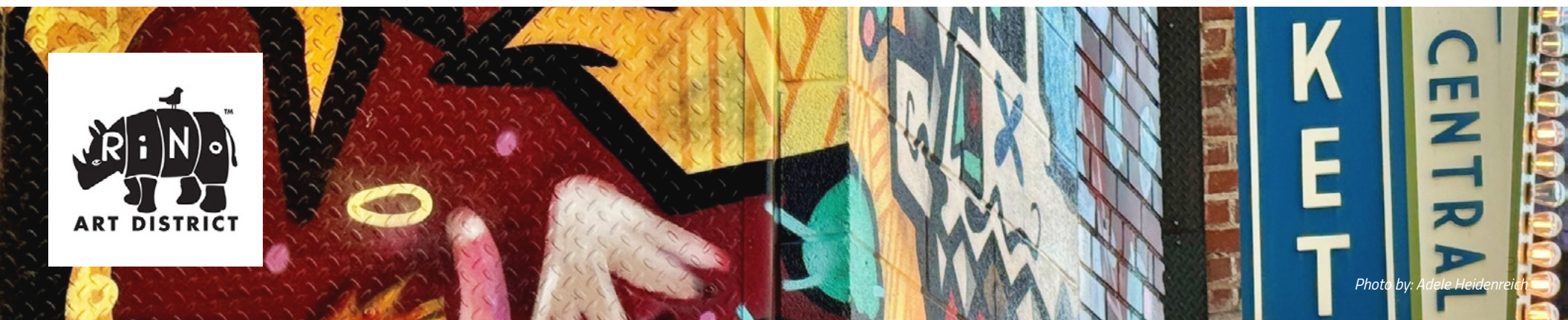
Address:	4396-4398 Broadway Street, Denver, Colorado, 80216
Square Footage:	10,464 RSF (Tax Records)
Lot:	0.29 Acre
Zoning:	I-A (Light Industrial)
Parking:	4 Surface (2 for each unit) with Ample Street Parking
Year Built:	1983
Power:	700amps/240v/3phase power (TBV)

PROPERTY HIGHLIGHTS

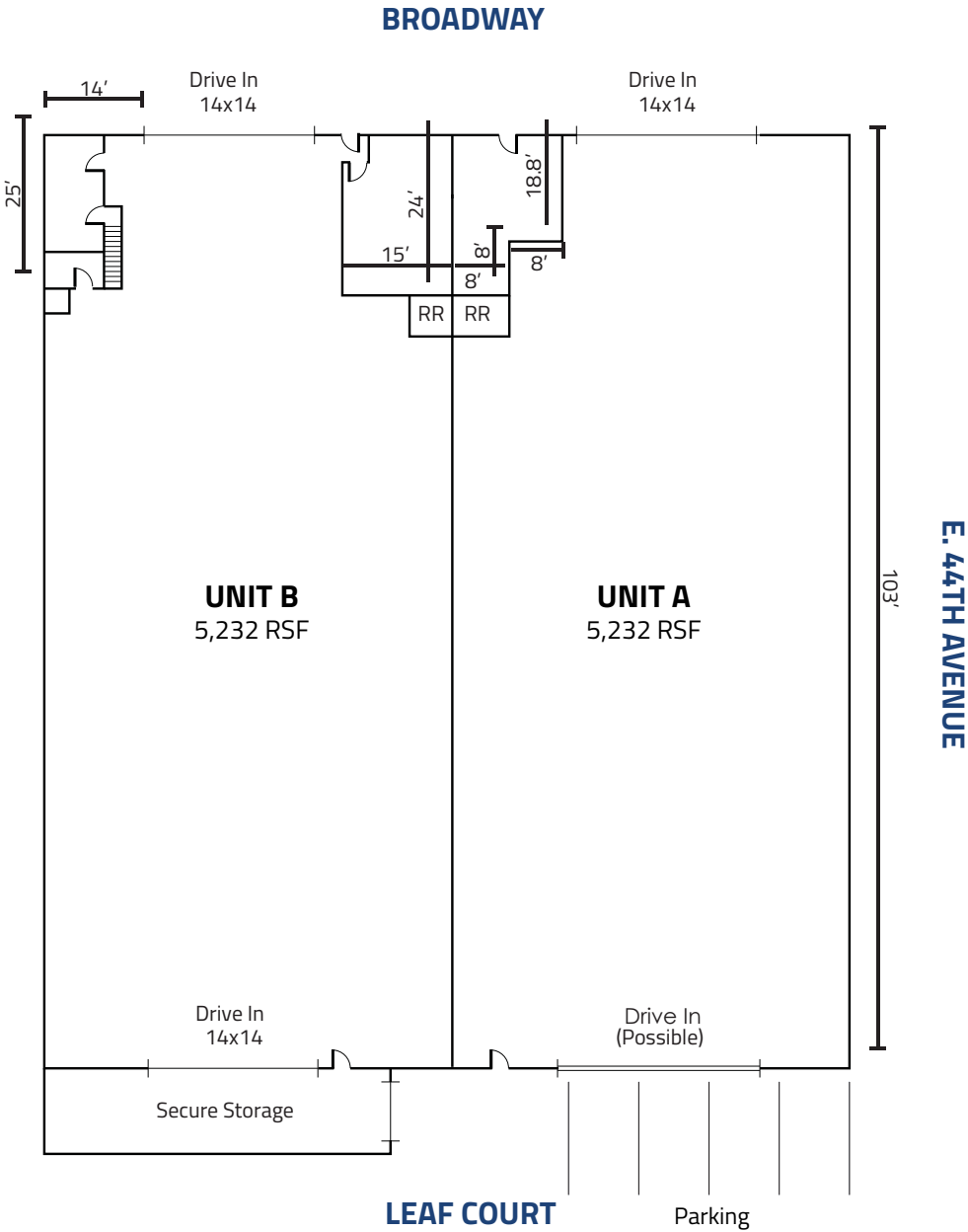
- **Total Building Size:** 10,464 RSF, divided into two 5,232 SF units
- **Zoning:** I-A (Light Industrial) – permits a wide range of light manufacturing, warehouse/distribution, creative uses, office, and compatible commercial activities
- **Lot Size:** 0.29 acres with surface parking and generous street parking availability
- **Electrical Service:** Heavy power at 700amps/240v/3-phase power (TBV) – well suited for industrial, manufacturing, creative, or warehouse uses
- **Year Built:** 1983 – single-story industrial construction with functional layout and strong bones for updates or customization
- **Access & Loading:** 14'x14' drive-in doors with easy truck access

LOCATION ADVANTAGES

- Prime location in Denver's booming RiNo (River North) Arts District, one of the city's most dynamic and high-demand submarkets
- Excellent visibility and frontage on Broadway, a major north-south arterial with strong daily traffic volumes
- Centrally located with quick access to I-25, I-70, Downtown Denver, and surrounding neighborhoods
- Surrounded by vibrant mix of restaurants, brewpubs, jazz bars, art galleries, creative studios, and adaptive-reuse developments
- Benefits from ongoing urban revival, strong tenant demand, and rising property values in the RiNo district



FLOOR PLAN



LOCATION





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