OFFERING MEMORANDUM

NORTHPEAK®
COMMERCIAL ADVISORS

3233 TEJON ST. | UNIT 107

Denver, CO 80211

Price: $1,075,000

INVESTMENT ADVISORS

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PROPERTY SUMMARY

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EXECUTIVE SUMMARY

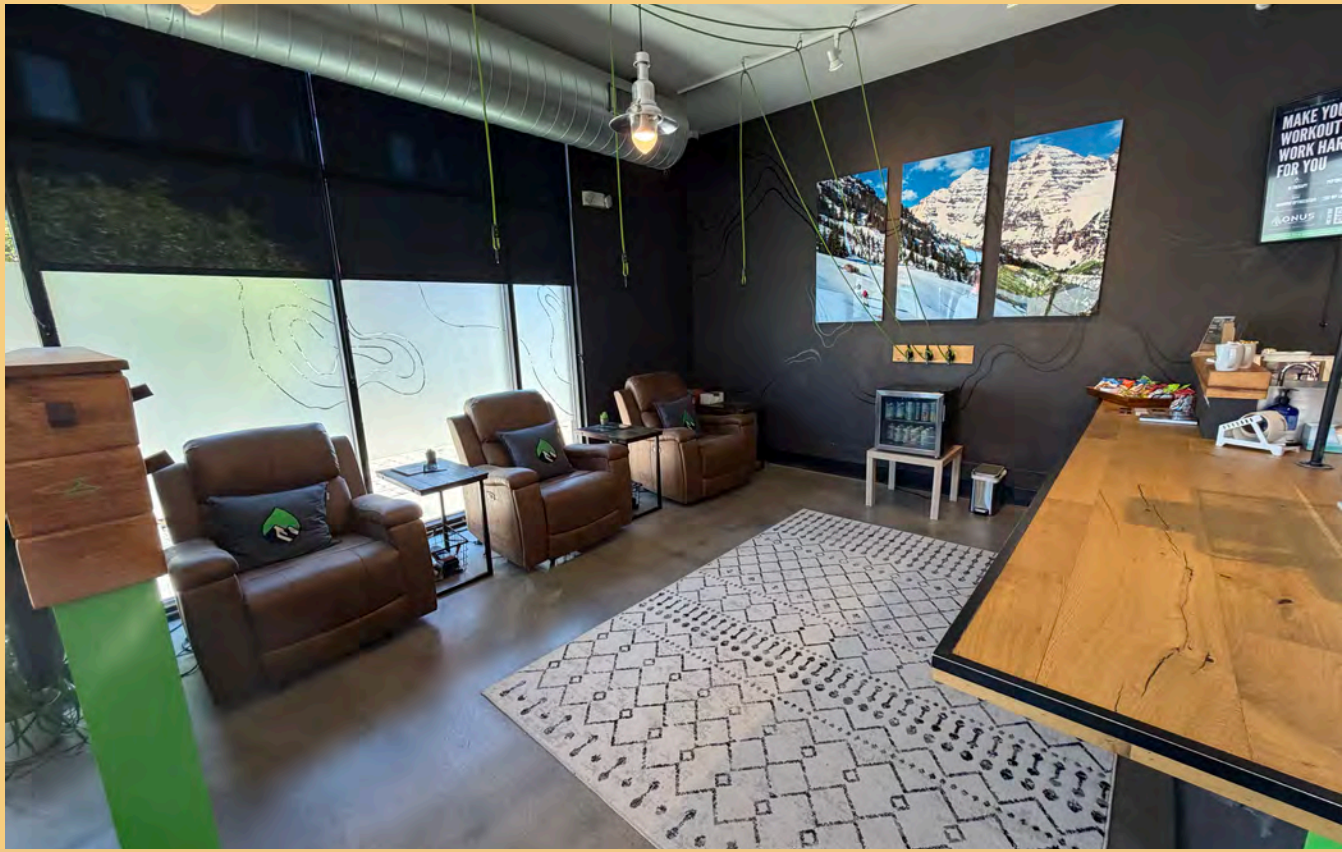
PROPERTY DETAILS

Address	**3233 Tejon St. #107** Denver, CO 80211
Price	$1,075,000
Unit Size	1,364 SF
Building Type	Condo
Zoning	U-MX-3

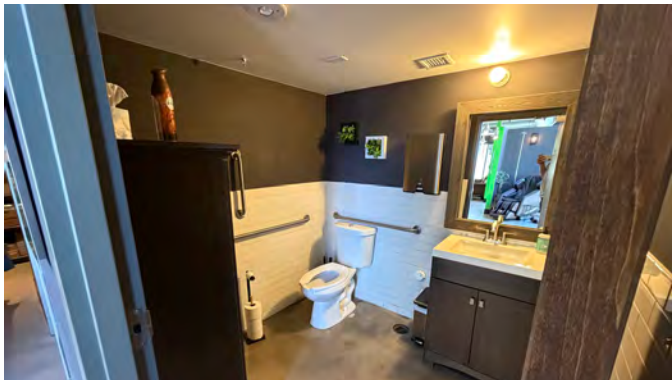
PROPERTY HIGHLIGHTS

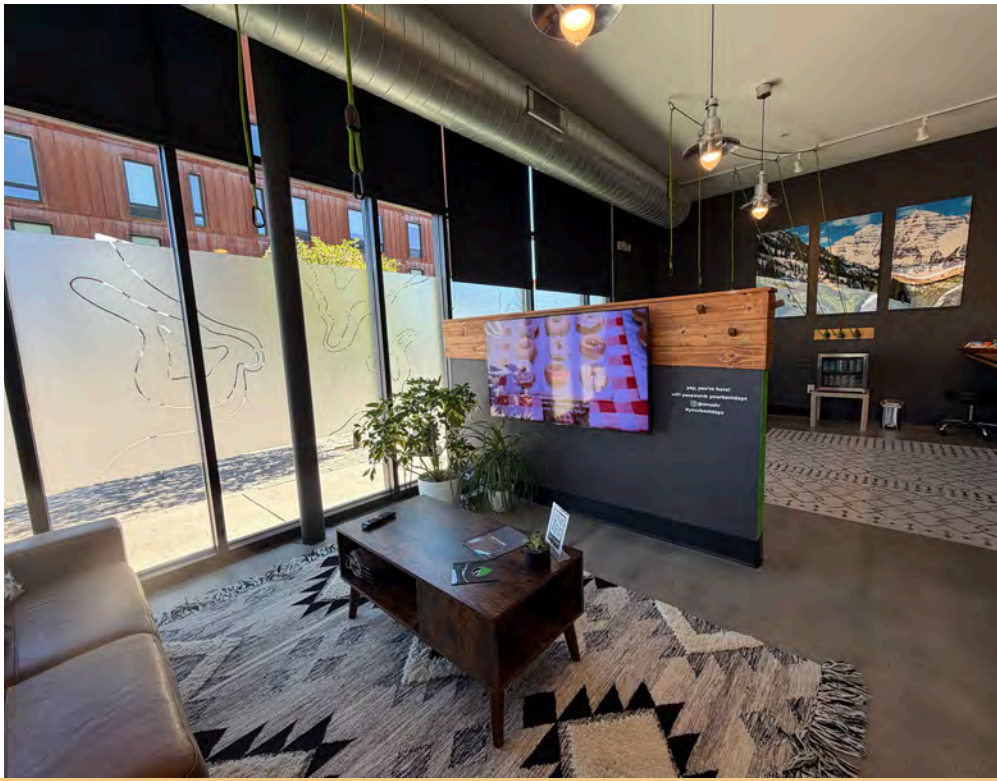
- 100% Leased: Single tenant in place since 2023.
- Built-In Upside: 468 SF of lower-level storage that could be leased for additional income.
- Modern Construction: Built in 2014 with ground-floor retail and residential above.
- Prime Highland Location: Walkable to Union Station and minutes to downtown and I-25.
- U-MX-3 Zoning: Flexible mixed-use zoning supports a wide range of retail and service users.

3233 Tejon St, Unit 107 offers investors a fully leased, ground-floor retail condo in one of Denver's most sought-after neighborhoods. The 1,364 SF unit is occupied by Onus iV Bar, which has been in place since January 2023, and includes an additional 468 SF of storage on the lower level that could be leased separately for added income. Built in 2014, the building is a modern mixed-use property zoned U-MX-3, with street-level retail beneath residential units and on-site surface parking. Located in the heart of Highland just off the 32nd Ave corridor, the property sits within walking distance of Union Station and minutes from downtown and I-25, giving a buyer a low-maintenance, income-producing asset in a high-barrier urban submarket.



PROPERTY PHOTOS





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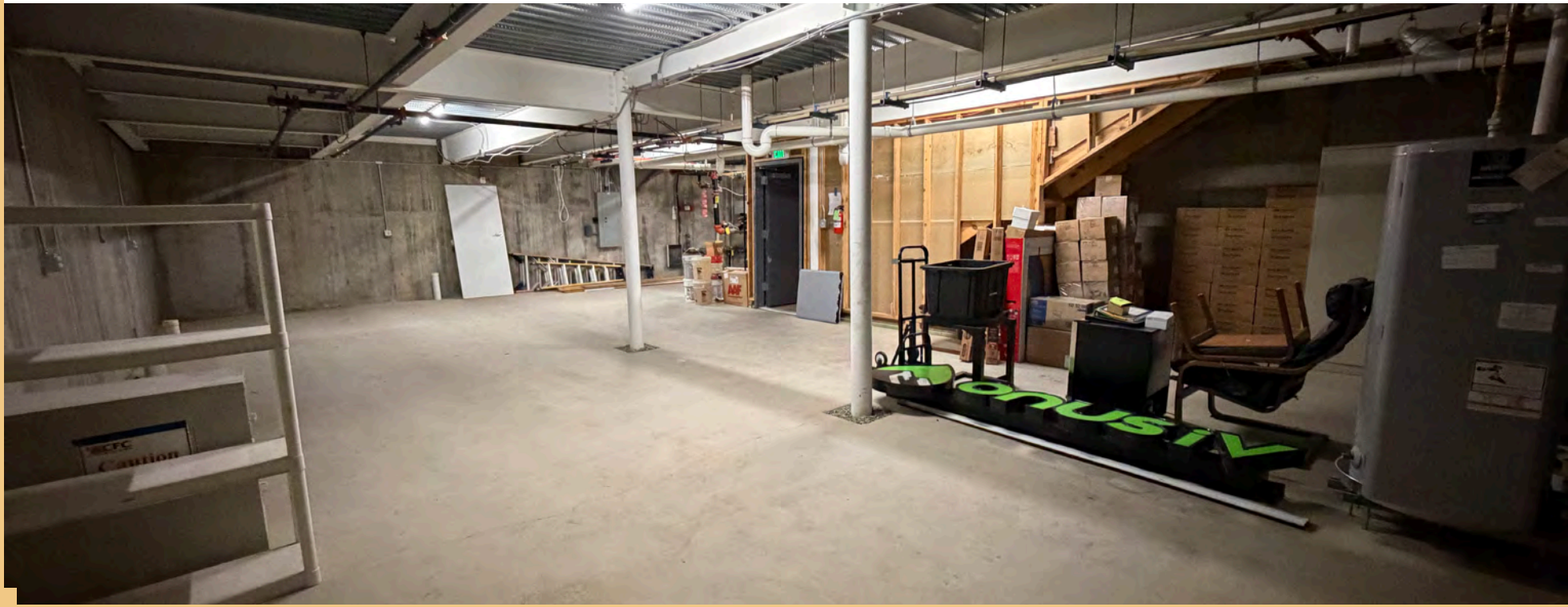

LOCATION OVERVIEW

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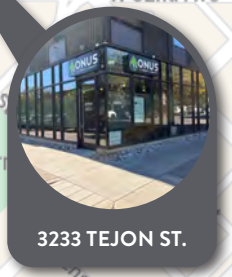
REGIONAL MAP

RETAIL MAP



LOWER HIGHLANDS

The Lower Highlands (LoHi) neighborhood is just across I-25, on the west side of downtown Denver. The Highland Arch Bridge takes you from LoHi, over I-25, and directly into the heart of Lower Downtown (LoDo).

LoHi peddles rooftop bars, festivals like the LoHi Music Festival, street fairs, and the third highest number of coffee shops per capita. Originally referred to as "Highland Park", developers in the early 1900's went with a Scottish Highlands theme to distinguish the area, which is the reason for the many Scottish street names.

LoHi is considered the most family-friendly neighborhood closest to downtown Denver. You will find some beautiful parks for both kids and pets, again, all within walking distance. LoHi has become a sought out neighborhood for renters and homeowners, almost equally in numbers.

Walk Score 94

WALKER'S PARADISE
Daily errands do not require a car.

Transit Score 59

GOOD TRANSIT
Many nearby public transportation options.

Bike Score 95

BIKER'S PARADISE
Daily errands can be accomplished on a bike.

COMPARABLE SALES

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COMPARABLE SALES

SUBJECT PROPERTY
3233 Tejon St., Denver, CO 80211

Sale Date	JUST LISTED
List Price	$1,075,000
Unit Size	1,364 SF
Price/SF	$788

2401-2413 W 32nd Ave.
Denver, CO 80211 #1

Sale Date	5/29/26
Sale Price	$747,000
Unit Size	912 SF
Price/SF	$819

4383 Tennyson St.
Denver, CO 80212 #2

Sale Date	3/7/25
Sale Price	$860,000
Unit Size	1,172 SF
Price/SF	$734

1535-1575 Central St.
Denver, CO 80211 #3

Sale Date	1/24/25
Sale Price	$991,000
Unit Size	1,500 SF
Price/SF	$661

3215 Zuni St.
Denver, CO 80211 #4

Sale Date	10/31/24
Sale Price	$1,300,000
Unit Size	1,865 SF
Price/SF	$697

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 3233 Tejon St., Unit 107, Denver, CO 80211 (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 in 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.

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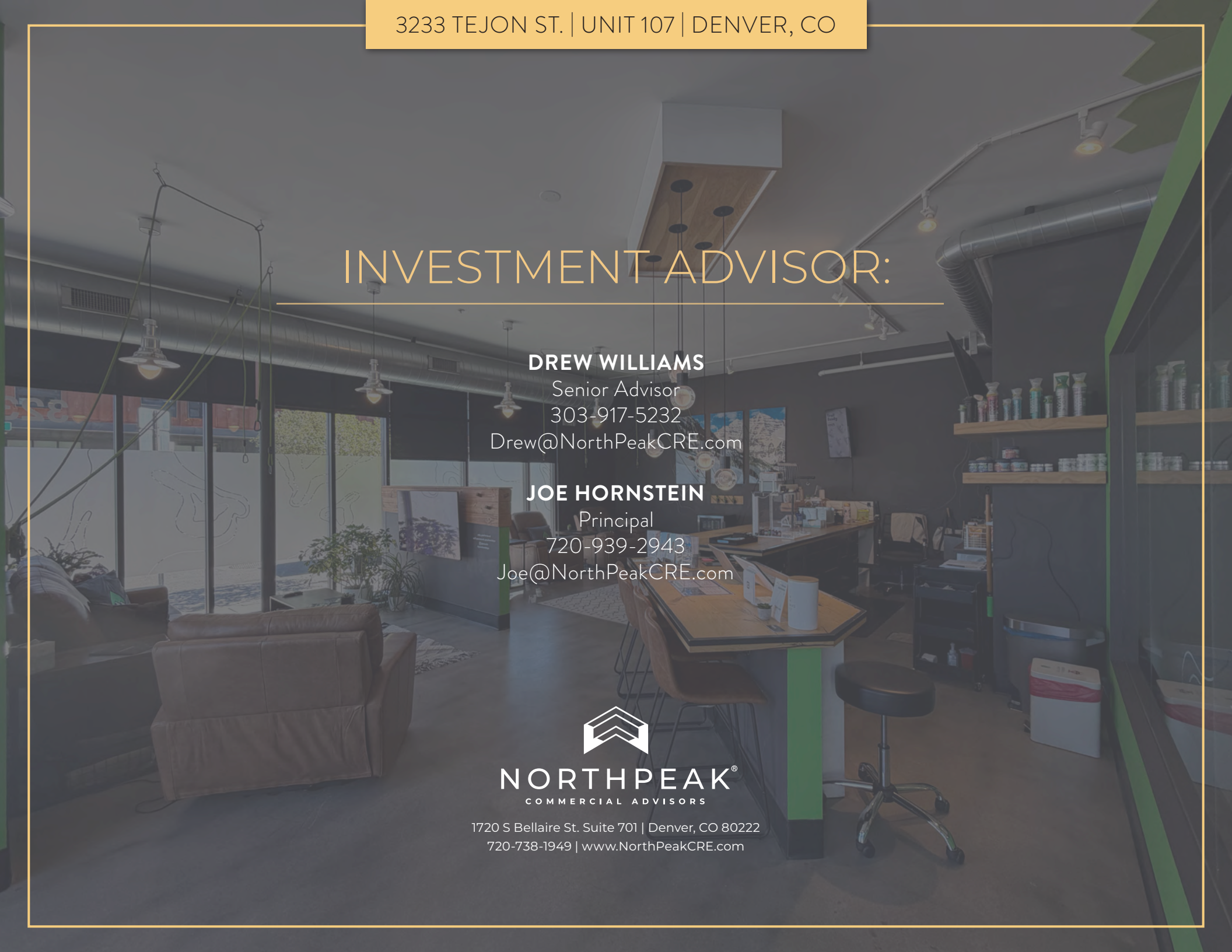

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