

BENCHMARK
COMMERCIAL REAL ESTATE

399 S. Harrison Street
Denver, CO 80209

FOR SALE

$1,250,000

DISCLAIMER

399 S Harrison St. (the "Property") is being offered for sale in an "as-is, where-is" condition and Seller and Benchmark Commercial, LLC ("Agent") make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The enclosed materials were prepared in June 2025 and are being provided solely to facilitate the prospective purchaser's understanding of the Property. The Offering Memorandum does not constitute a representation that there have been no changes in the business or affairs of the Property since the date of preparation of the Offering Memorandum. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, members, partners, and directors, as to the accuracy or completeness of the information contained herein. Further, nothing contained herein shall be relied on as a promise or representation as to future performance of the Property.

Additional information and an opportunity to inspect the Property will be available upon request of qualified prospective purchasers. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Benchmark Commercial LLC is not qualified to advise you as to what, if any, changes may be required now or in the future. Any persuasive purchaser should consult the attorneys and qualified design professionals of their choice for information regarding these matters.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations there-under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request or if you have no interest in the Property at this time; and (b) the recipient shall not contact the Tenant or their employees directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent. The property will be shown to prospective purchasers by appointment only.

Please contact Benchmark Commercial Real Estate at 303-395-0116.

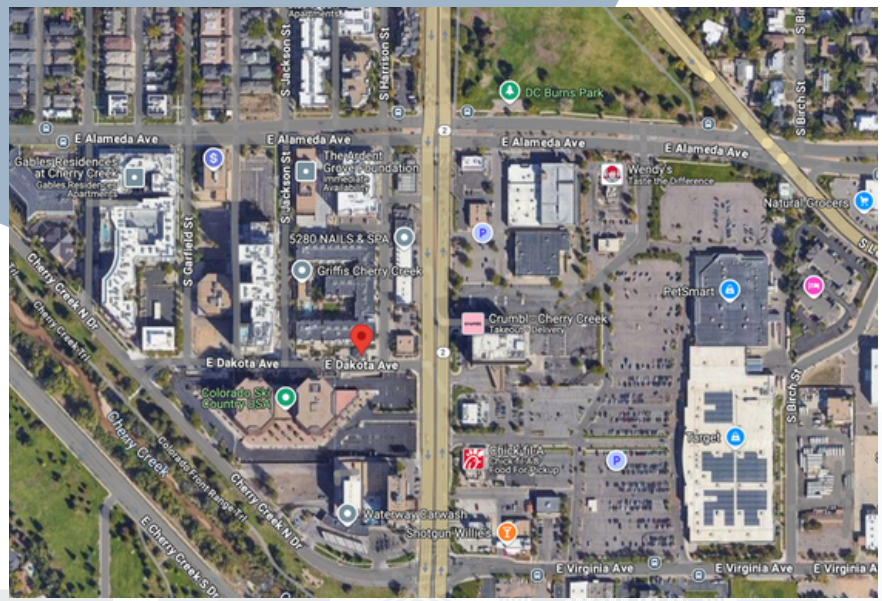
BENCHMARK
COMMERCIAL REAL ESTATE

PROPERTY FEATURES

PROPERTY USE	RETAIL*
BUILDING SIZE	2,324 GROSS SF
LOT SIZE	0.16 ACRES / 6,760 SF
ZONING	B-4 GENERAL BUSINESS DISTRICT
PARKING	8 TOTAL; 1 ADA (CONCRETE LOT)
PROPERTY TAXES	$32,969.42
YEAR BUILT	1955

Retail Cannabis License Available for Transfer. Please Inquire

Belcaro





S Colorado Blvd - 47,691 VPD

Belcaro is an affluent and tranquil neighborhood in central Denver, known for its stately homes, tree-lined streets, and proximity to Cherry Creek. The neighborhood is bordered by Cherry Creek to the north and South Colorado Boulevard to the east.

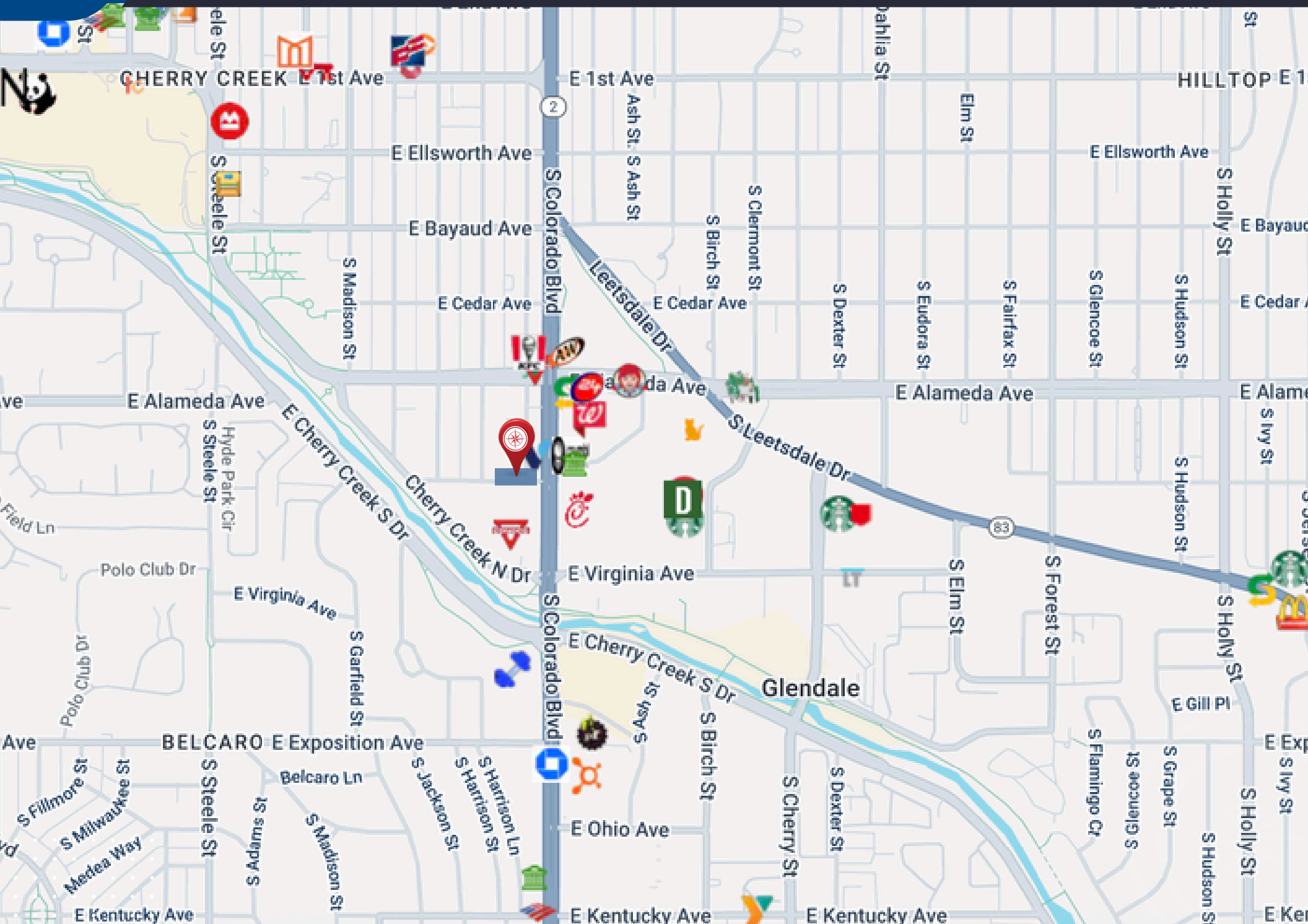
One of Belcaro's standout features is its proximity to Cherry Creek, a vibrant area offering upscale shopping, dining, and cultural experiences. Residents of Belcaro enjoy easy access to Cherry Creek North and the Cherry Creek Trail, making it convenient to explore the area's boutiques, restaurants, and recreational opportunities.

South Colorado Boulevard, which forms the eastern boundary of Belcaro, is a major commercial corridor in Denver. This high-traffic area is lined with a mix of retail, multifamily housing, and office spaces, providing residents with a range of amenities and services within close reach.

The neighborhood itself is characterized by large, well-maintained homes on spacious lots, many of which were built in the 1960s and 1970s. Architectural styles vary, including ranch-style homes and custom-built mansions. Belcaro's median home price is among the highest in Denver, reflecting its desirability and upscale character.

Overall, Belcaro offers a blend of suburban tranquility and urban convenience, making it one of Denver's most sought-after neighborhoods.

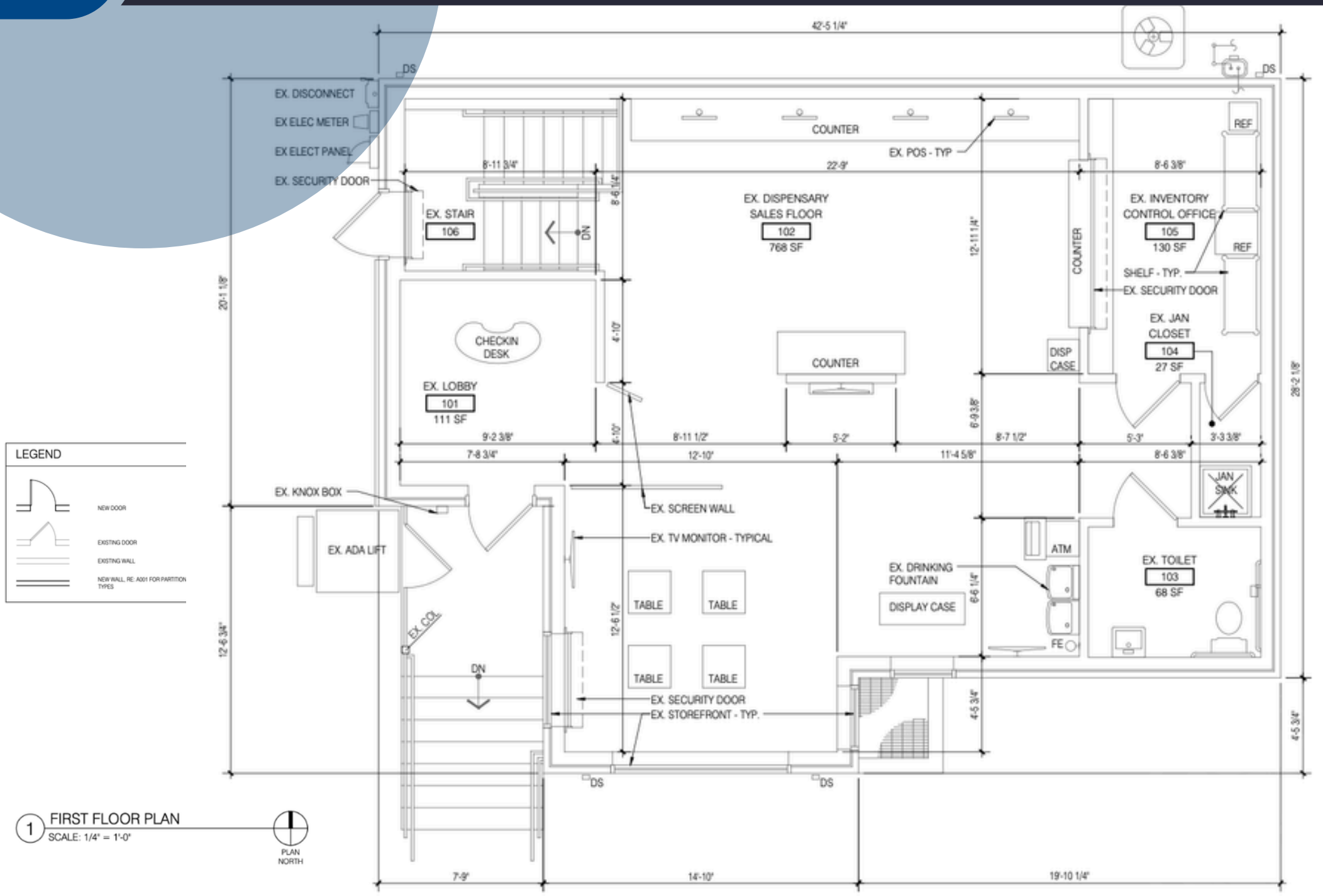
SURROUNDING RETAILERS MAP





399 S Harrison St, Denver, Colorado

FLOORPLAN : 1ST FLOOR



LEGEND

NEW DOOR

EXISTING DOOR

EXISTING WALL

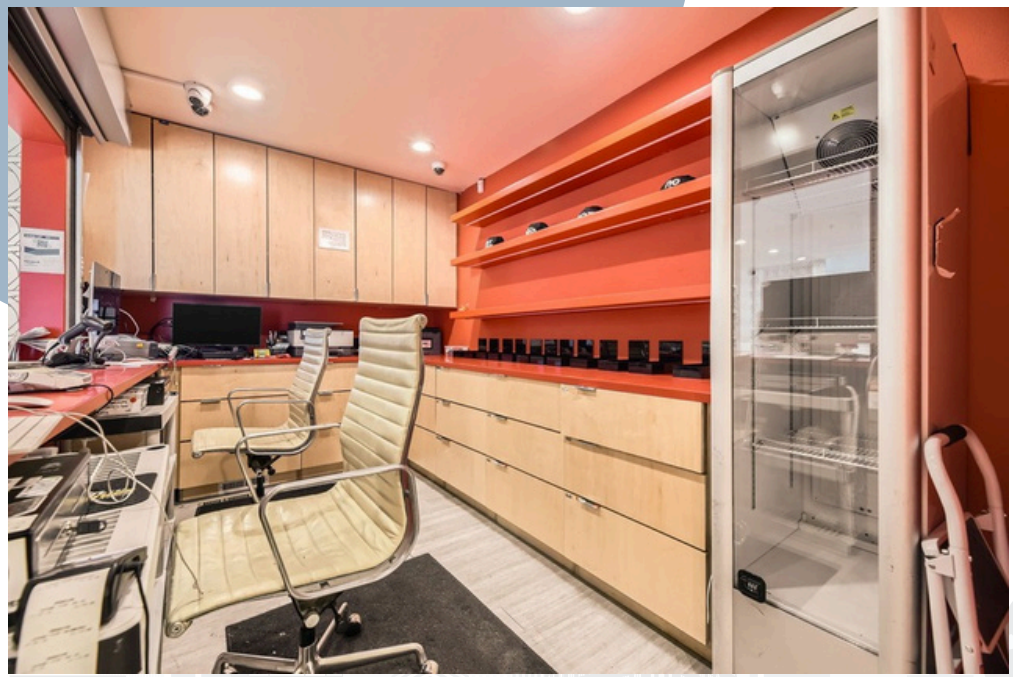
NEW WALL, RE: A001 FOR PARTITION TYPES

1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN NORTH

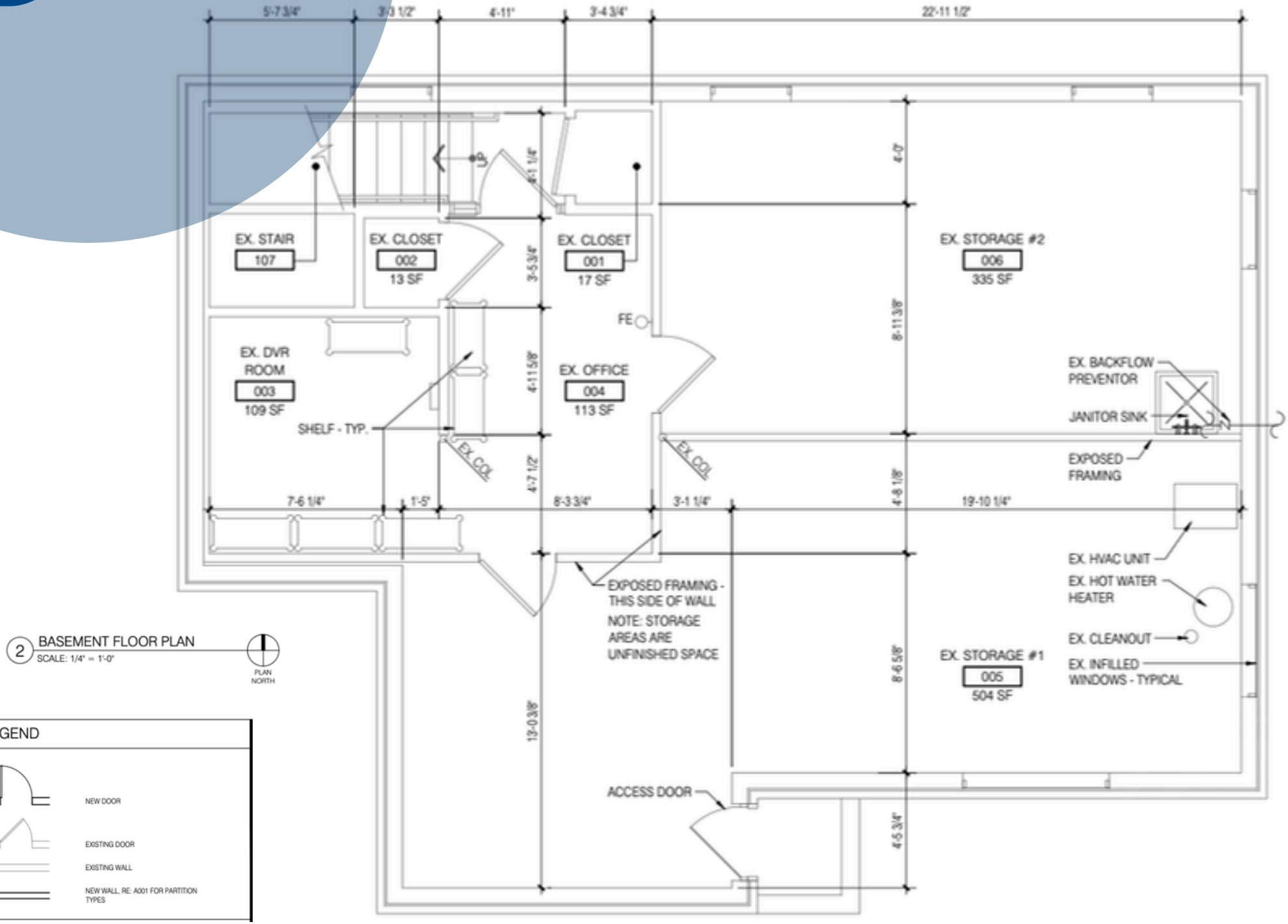
FIRST FLOOR : PROPERTY PHOTOS









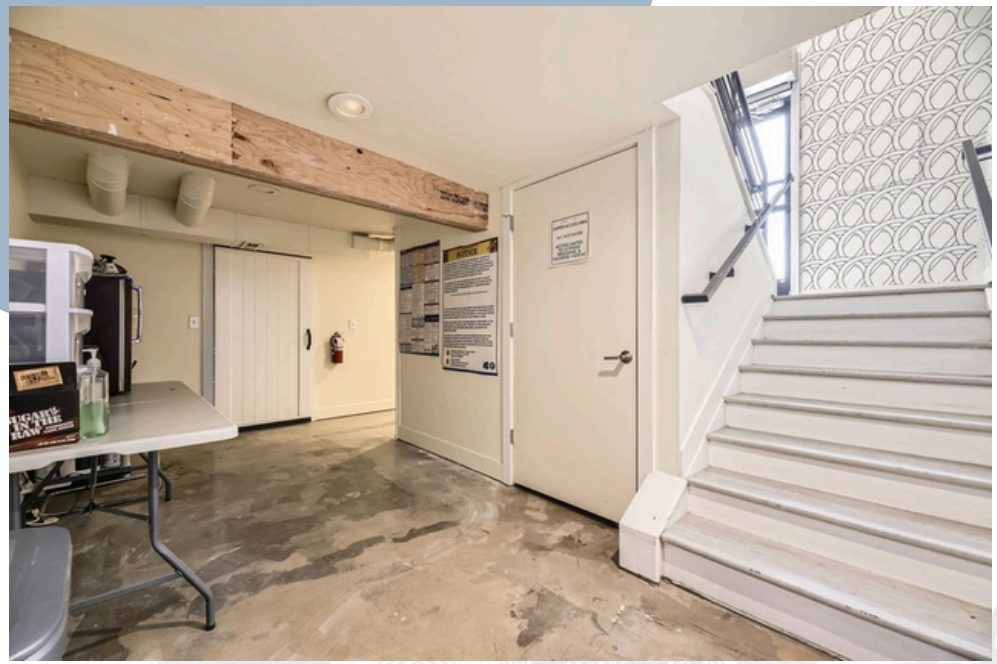


2 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

LEGEND

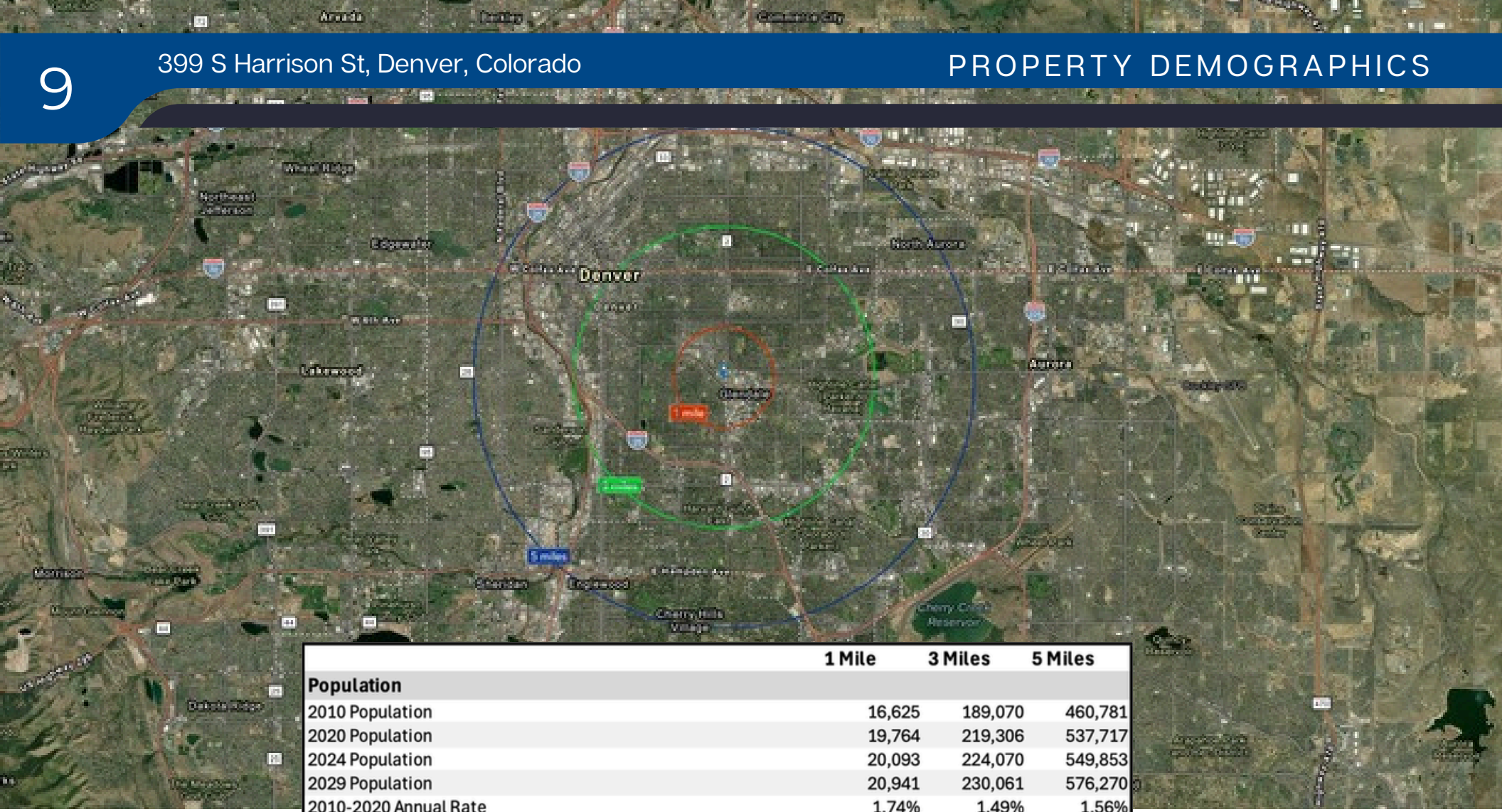
- NEW DOOR
- EXISTING DOOR
- EXISTING WALL
- NEW WALL, RE: A001 FOR PARTITION TYPES











	1 Mile	3 Miles	5 Miles
Population			
2010 Population	16,625	189,070	460,781
2020 Population	19,764	219,306	537,717
2024 Population	20,093	224,070	549,853
2029 Population	20,941	230,061	576,270
2010-2020 Annual Rate	1.74%	1.49%	1.56%
2020-2024 Annual Rate	0.39%	0.51%	0.53%
2024-2029 Annual Rate	0.83%	0.53%	0.94%
2020 Median Age	39.7	35.1	34.5
2024 Median Age	39.8	35.7	35.2
Average Household Income			
2024 Average Household Income	$181,329	$153,238	$137,401
2029 Average Household Income	$206,668	$180,145	$162,641
2024-2029 Annual Rate	2.65%	3.29%	3.43%
Housing			
2010 Total Housing Units	10,592	110,077	236,008
2020 Total Housing Units	12,363	123,888	276,045
2024 Total Housing Units	12,558	127,421	287,767
2029 Total Housing Units	13,322	133,298	306,385





Jason Bollhoefner

Partner

303.395.0116

Jason@CREBenchmark.com

Simeon Beam

Broker Associate

720.246.1706

Simeon@CREBenchmark.com