

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

West Washington Park

Retail / Office / Residential

704 & 706 S Pearl St, Denver, CO 80209



www.FullerRE.com



For Sale: \$1,700,000

PROPERTY OVERVIEW

Total Building Size:	2,239± SF
Residential/Office:	779± SF* (Upstairs)
Street Front Retail:	742± SF** (Retail/Office)
Detached Garage:	718± SF*** (Showroom/Storage)
YOC / Renovation:	1940 / 2024 (\$300k upgrades)
Roof:	Passed inspection / Q4-2023
Zoning:	U-MS-2
Parking:	2 Car Driveway Ample Street Parking
Taxes:	\$8,884 (2024)

PROPERTY HIGHLIGHTS

- New roof Q4-2023 on garage building
- All new HVAC - splitters in each room
- Finished ½ of detached garage for additional showroom space
- New ADA restroom
- New plumbing and water heater
- All new decor, including lighting, flooring, wall treatments
- New retail sign
- New backflow system
- New sewer
- Brick repair

- * Can be residential or office. Private entrance, and also entrance from the retail/office first floor. High end finishes, new AC split unit, large shower, multiple storage closets, hardwood floors, large refrigerator, kitchenette, hookups for stackable washer/dryer.
- ** Retail showroom/office with signage and private office.
- *** Detached garage is 50% brand new showroom and 50% storage. Has a drive-in door and can be retrofitted as a garage.

Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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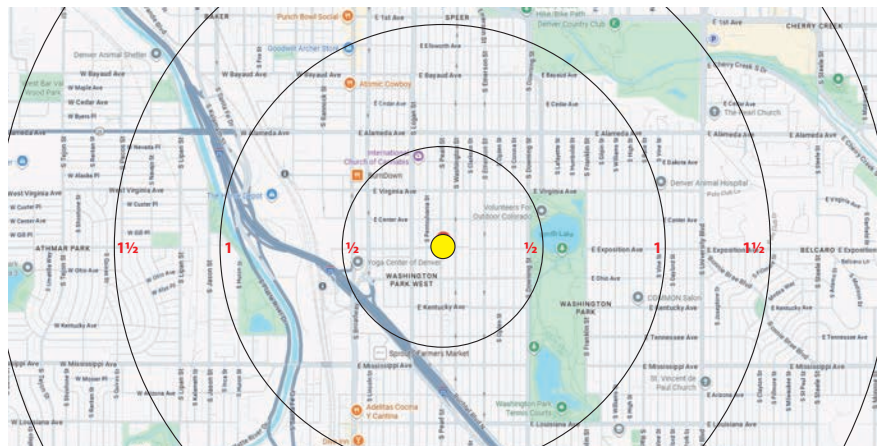
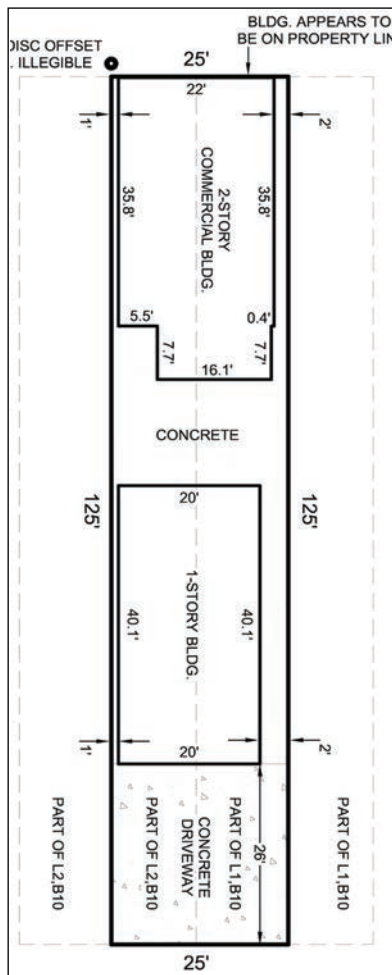
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	26,496	212,738	535,125
Households	14,313	106,677	252,230
Median HH Income	\$102,441	\$80,915	\$81,549
Median Age	36.80	36.20	36.50
Traffic	1,703 vpd - S Pearl St @ E Exposition Ave (2024)		

Source: CoStar 2025

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