



Multi-Tenant Retail Property on Colorado Boulevard Sells for \$5.5M

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2305 South Colorado Boulevard, courtesy of Marcus & Millichap.

A KeyBank shops property located at 2305 South Colorado Boulevard in Denver has sold for \$5,470,000 or \$678 per square foot. The property was 100 percent leased at the time of sale and included three tenants.

The property was sold by [Armstrong Capital Development](#), an investment company whose true boots-on-the-ground investment model creates value stemming from a local presence, origination, and management.



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Ryan Bowlby, first vice president, and Drew Isaac, senior managing director of [Marcus & Millichap's Denver office](#), had the exclusive listing to market the property on behalf of Armstrong Capital Development. The buyer, a private out-of-state investor, was secured by Bowlby.

Key Bank recently demonstrated commitment to this location by extending their lease through 2029.

“Colorado Boulevard is one of the most sought-after retail corridors in the state, and the subject property is perfectly positioned at the signalized intersection of Colorado Boulevard & Iliff Avenue,” commented Bowlby.



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