

7700 & 7740

E COLFAX
Denver, CO 80220

~~\$3,130,000~~ **\$2,500,000**
REDUCED SALE PRICE

13,169 SF
COMBINED BLDG SF

 **RETAIL OWNER-USER OPPORTUNITY W/ INCOME IN PLACE**



SUBJECT PROPERTY
7740 E COLFAX AVE

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7700 E COLFAX AVE

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 **UNIQUE**
PROPERTIES 

400 S Broadway | Denver, Colorado 80209
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PROPERTY SUMMARIES

Addresses: 7700 E Colfax Ave
7740 E Colfax Ave
Denver, CO 80220

County: Denver

Sale Price (Combined): \$2,500,000 (\$189.83 / SF)

Building Size: 1,800 SF
7700 E Colfax Ave
7740 E Colfax Ave 11,369 SF

Land Size: 12,200 SF (0.28 AC)
7700 E Colfax Ave
7740 E Colfax Ave 14,375 SF (0.33 AC)

Taxes (2022): \$5,024.39
7700 E Colfax Ave
7740 E Colfax Ave \$21,606.95

Property Type: Retail

Tenancy: Single
7700 E Colfax Ave
7740 E Colfax Ave Multi

Zoning: E-MS-3

Parking: 31 Parking Spaces
7700 E Colfax Ave
7740 E Colfax Ave 10 Parking Spaces



7700 E COLFAX AVE



7740 E COLFAX AVE

RENT ROLL

7740 E COLFAX AVE

TENANT	SQUARE FOOTAGE	LEASE TERM	LEASE RATE	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT INCREASES	OPTIONS
Vacant	8,869 SF	N/A	(Pro-Forma) \$13/SF NNN	\$9,608	\$115,297	N/A	N/A
Marleys Liquor	2,700 SF	3/01/2014 - 12/31/2023	\$19.37/SF NNN	\$4,359.00	\$52,308	4%	One (1) five (5) year Options and continued 4% annual increases

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TENANT	SQUARE FOOTAGE	LEASE TERM	LEASE RATE	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT INCREASES	OPTIONS
Restaurante El Tamarindo	1,853 SF	4/1/2014 - 3/31/2024	\$24.88/SF NNN	\$3,731.72	\$44,780.64	N/A	None

BILLBOARD INCOME

TENANT	SQUARE FOOTAGE	LEASE TERM	LEASE RATE	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT INCREASES	OPTIONS
Viacom Outdoor Inc	N/A	Year to Year	N/A	\$380.48	\$4,565.73	2%	Year to Year Lease. Can we Terminated within 30 days of annual expiration.

TOTALS:	13,422 SF	N/A	N/A	\$18,079.28 (PRO-FORMA)	\$216,951.36 (PRO FOR-MA)	N/A	N/A
				\$8,471.20 (Current)	\$101,654.40 (Current)		

EXECUTIVE SUMMARY



7700 E COLFAX AVE

PRIME RETAIL PORTFOLIO IN GROWING TRADE AREA

This portfolio sale offers a unique opportunity to own two adjacent commercial retail properties on East Colfax Avenue, one of Denver's busiest streets. These properties are situated in a growing trade area that attracts a diverse range of businesses, from local boutiques and cafes to national retailers.

The Portfolio is located in close proximity to downtown Denver, Stanley Marketplace, Aurora, Lowry, and Anschutz Medical Campus. This makes them ideal for businesses looking to serve a diverse range of customers, including students, medical professionals, and locals. With easy access to major highways and public transportation, these properties are a must-see for anyone looking to expand their business or portfolio in Denver.

Don't miss out on this unique opportunity to own two prime commercial retail properties in one of Denver's hottest trade areas.

OWNER/USER SALE OPPORTUNITY

- Ability for Owner-User to Occupy 4,450 SF - 3,869 SF & Separate Income From Existing Tenants
- Easy Access to Major Highways & Thoroughfares
- Large Signage and High Visibility
- Flexible Floorplan and Sizing Options
- Ample Off-Street Parking
- Easy Access to Public Transportation

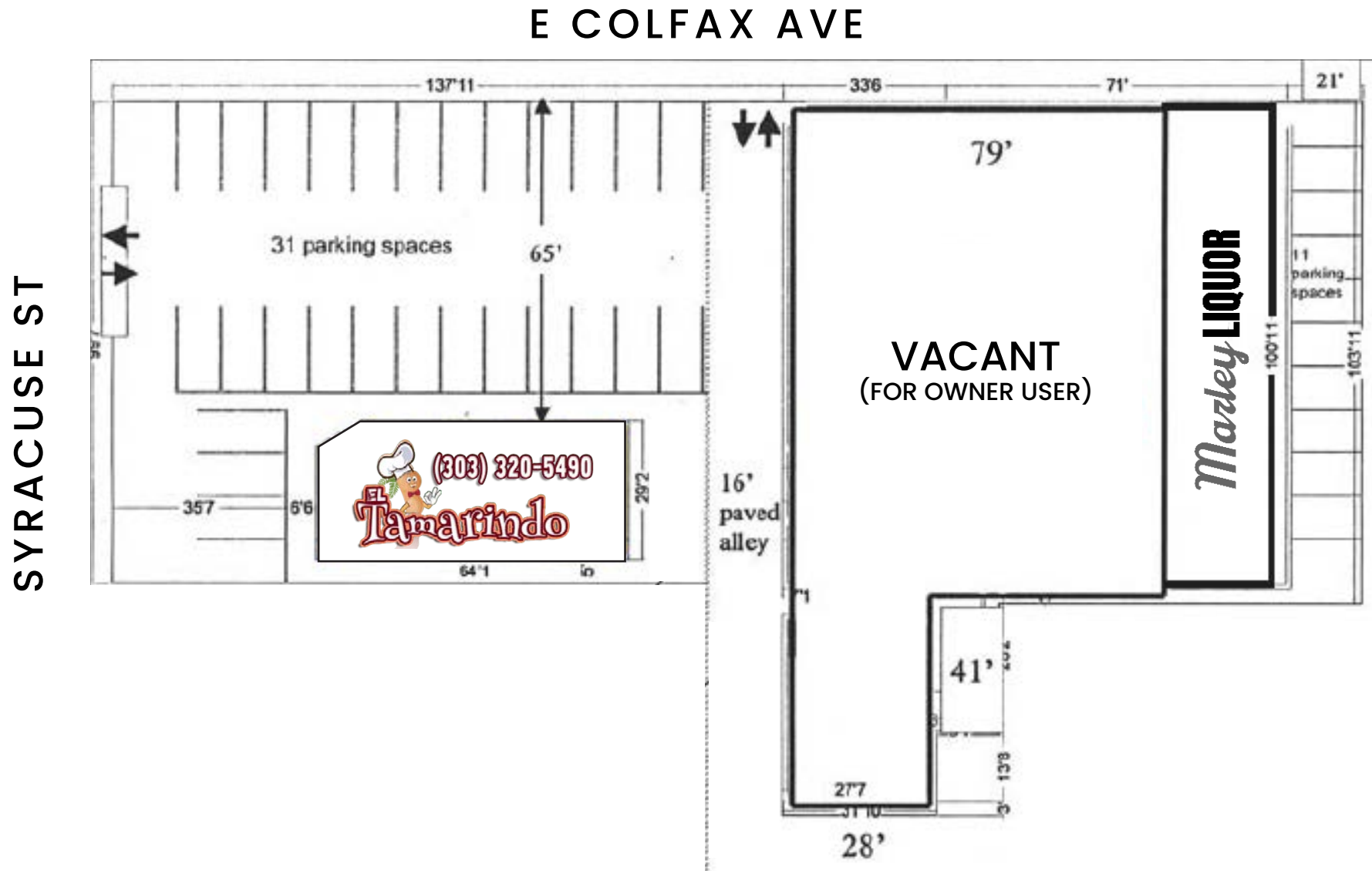


7740 E COLFAX AVE

PROPERTY PHOTOS



SITE PLAN



BRETT MACDOUGALL

Vice President

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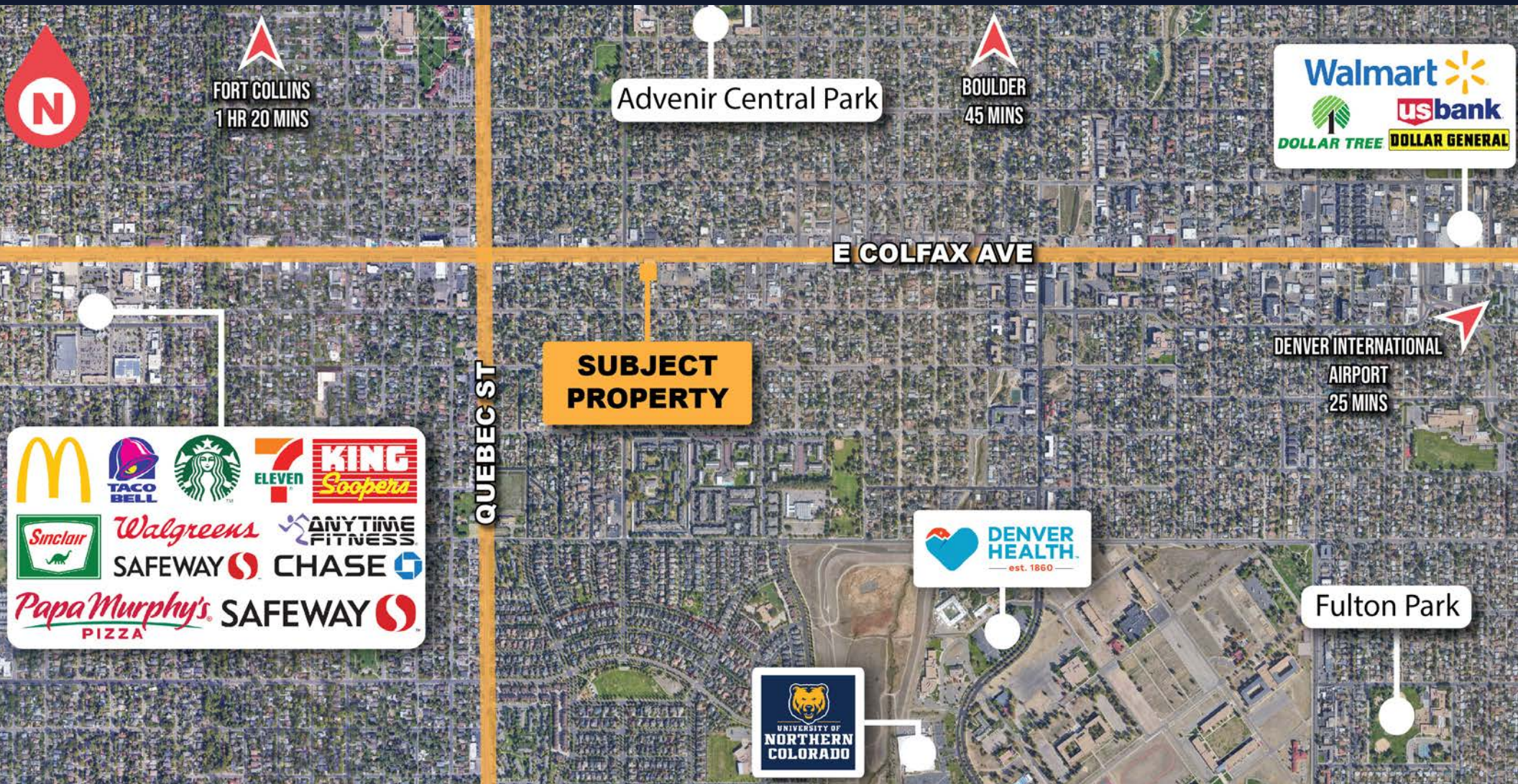
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