

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

100% Net Leased, Chase Bank Anchored Multi-Tenant Retail Building For Sale

14601 E Colfax Ave, Aurora, Colorado 80011



www.FullerRE.com

\$2,975,000 @ 5.75% Cap Rate



Building Overview	
Bldg. Size:	6,720± SF
Lot Size:	0.85± Acre
YOC:	2005
Parking:	4.46/1,000 ratio - 30 Spaces
Tenants:	Three - Chase Bank, Checkmate, PizzaHut/WingStreet
Cap Rate:	5.75%
NOI:	\$169,695.00
Price:	\$2,975,000

This multi-tenant retail building is filled with national tenants. Chase Bank, with a drive-thru window, is the anchor. Pizza Hut/Wing Street and CheckMate are the two smaller tenants. All tenants are publicly traded companies. The building has never been re-tenanted.

NNN Lease. Free standing building with drive-thru to the bank. Located at Colfax near I-225.

Request the Offering Memorandum for tenant leasing details.

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DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

21,976

143,815

372,713



Households

7,469

49,583

136,081



Median HH Income

\$43,623

\$55,566

\$63,118



Median Age

33.20

33.90

34.60



Traffic

28,577 VPD - E. Colfax Ave @ Sable Blvd.