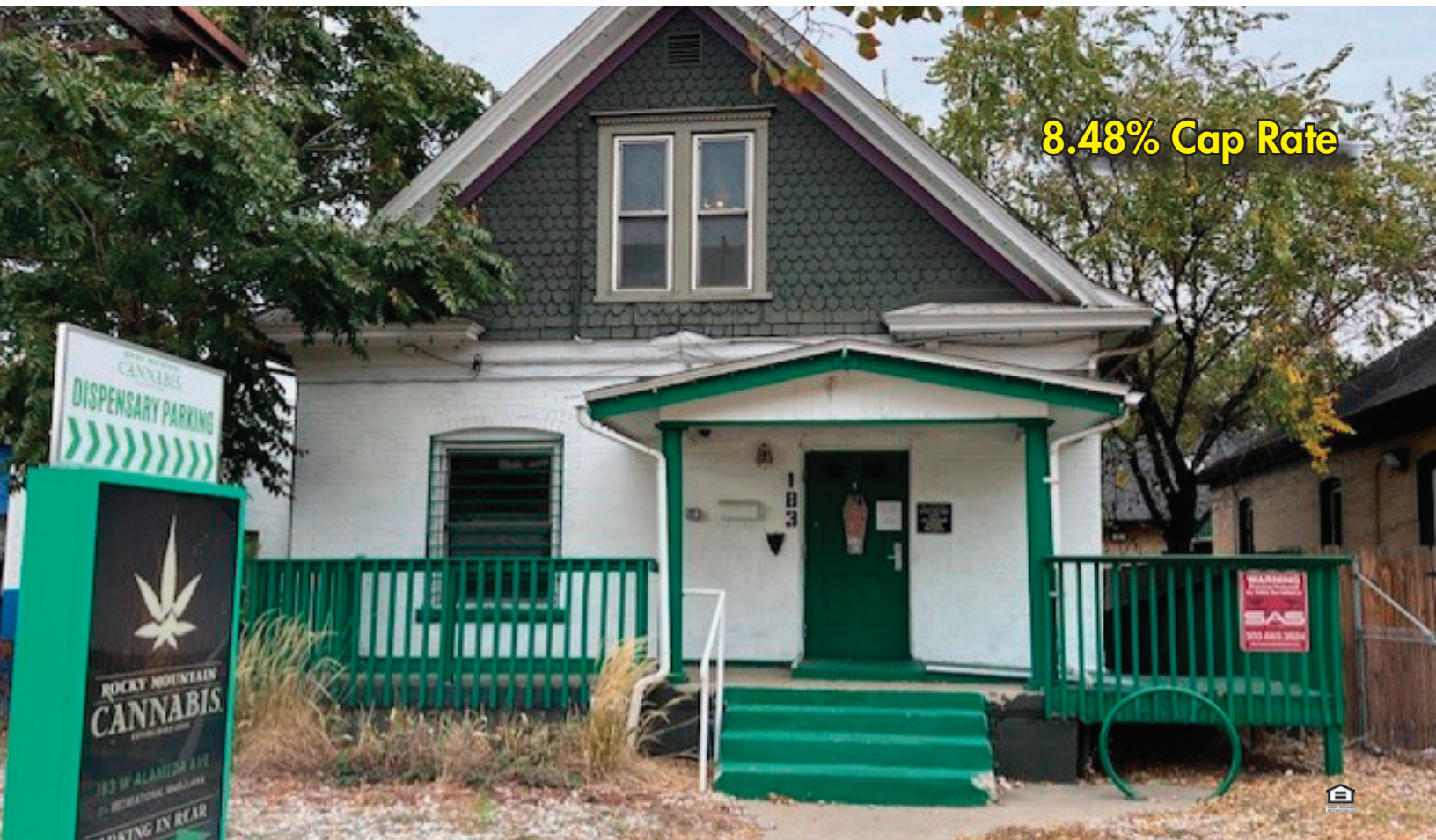


# Retail Investment in Denver

183 W. Alameda Ave., Denver, CO 80223



**8.48% Cap Rate**

## PROPERTY INFORMATION

|                     |                                    |
|---------------------|------------------------------------|
| <b>Building SF:</b> | 1,129± SF                          |
| <b>Lot Size:</b>    | 0.10± Acres (4,510 SF)             |
| <b>YOC:</b>         | 1900                               |
| <b>Taxes:</b>       | \$10,749.14 (2023 payable in 2024) |
| <b>Zoning:</b>      | U-MS-3 (Cannabis, Office, Retail)  |
| <b>Parking:</b>     | 6 Off-Street Spaces                |

## INVESTMENT INFORMATION:

|                            |   |
|----------------------------|---|
| <b>Building SF:</b>        | \$840,000   |
| <b>Retail Lease:</b>       | Steady Tenant - Cannabis Company w/ Strong Financials |
| <b>NOI:</b>                | \$71,292  |
| <b>Cap Rate:</b>           | 8.48%   |
| <b>Prominent Location:</b> | One Block West of Alameda & Broadway                  |

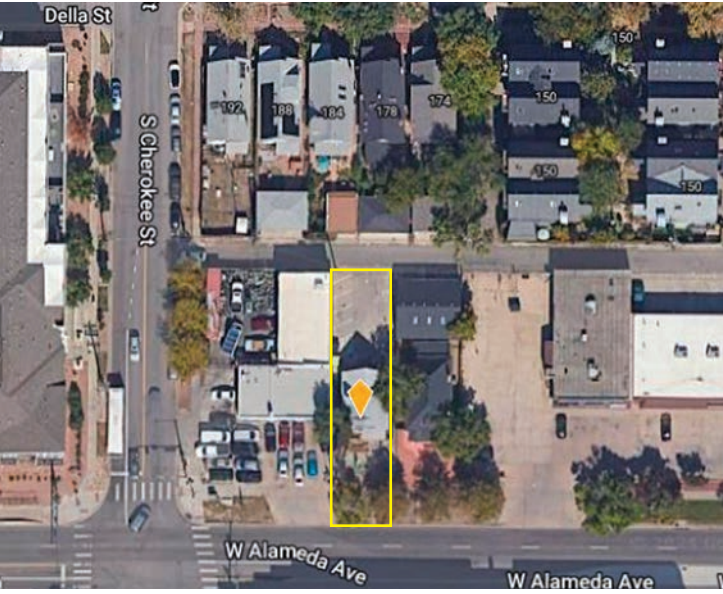
Located just one block west of Alameda Ave and Broadway Blvd, this retail property is a great investment opportunity. Built in 1900, this once residential building was converted into a retail store. This location has an abundance of traffic and offers quick access to Downtown via I-25. Property includes offstreet parking, two bathrooms, and tons of storage. Owner/User possibilities as well.

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| DEMOGRAPHICS   | 1 Mile                                     | 3 Miles  | 5 Miles  |
|----------------|--|----------|----------|
| Population     | 24,501                                     | 221,625  | 544,845  |
| Households     | 13,799                                     | 109,741  | 256,531  |
| Med. HH Income | \$84,272                                   | \$80,392 | \$81,411 |
| Median Age     | 35.60                                      | 36.10    | 36.50    |
| Traffic        | 25,000 vpd - W Alameda Ave @ S Cherokee St |          |          |

