

# Retail Building for Sale or Lease

1170 S SHERIDAN BOULEVARD, DENVER, CO 80232



## Overview







Hoff & Leigh proudly presents an amazing retail investment opportunity on the busy street of South Sheridan Boulevard. The zoning accommodates a variety of uses and the property has unmatched street exposure and a large parking lot in the rear. There is stabilized income in place with additional value add opportunities. Call today to schedule a showing!

Suite #:	Available Space:	Lease Rate:
A2	600 SF	\$800 / Month (Gross)
B2	600 SF	\$800 / Month (Gross)
C2	450 SF	\$600 / Month (Gross)

## Highlights

- Income in Place
- Value Add
- Ample Parking
- Great Visibility
- High Traffic Count

## Property Details

	<b>Sales Price</b> \$1,050,000		<b>Lease Rate</b> \$16.00 SF/YR (NNN)
	<b>Space Available</b> 450 - 600 SF		<b>Building Size</b> 6,010 SF
	<b>Lot Size</b> 0.22 Acres		<b>Zoning</b> E-MX-3

Rev: January 29, 2024

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Michael Crawford

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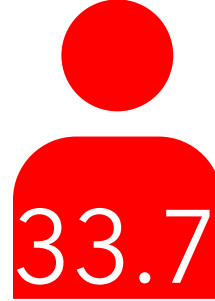
1170 S SHERIDAN BOULEVARD, DENVER, CO 80232

1170 S Sheridan Blvd, Denver, Colorado, 80232

## DEMOGRAPHICS



22,368  
Population



33.7  
Median Age



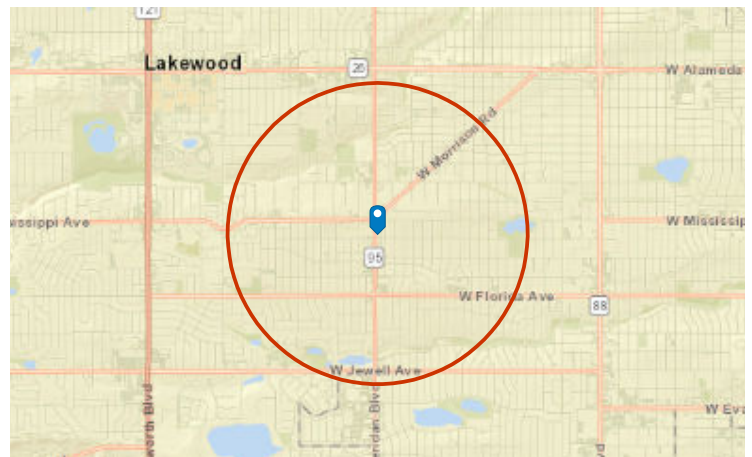
3.0  
Average  
Household Size



\$61,583  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Mississippi Ave	34,000	0.0
W Arizona Ave	43,598	0.0
W Arizona Ave	38,700	0.1
S Ames St	10,171	0.1
W Mississippi Ave	38,424	0.1



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## 1170 S Sheridan

2022

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Suite	Tenant Business Name
Unit A	Gaming Company
Unit B	Vape and Head Shop
Unit C	Barber Shop
t A (Lower Level) Vacant (Proforma)	
t B (Lower Level) Vacant (Proforma)	
t C (Lower Level) Vacant (Proforma)	

Appx.		Current Monthly		Proforma Monthly		Rate		Lease
SQ FT		Rent (Gross)		Rent (Gross)		Per Square Foot		Expiration Date
1,200	\$	2,200.00	\$	2,400.00	\$	22.00		M to M
1,200	\$	2,350.00	\$	2,400.00	\$	22.50		08/25/25
1,200	\$	2,100.00	\$	2,400.00	\$	21.00		08/31/24
600	\$	-	\$	800.00	\$	16.00		N/A
600	\$	-	\$	800.00	\$	16.00		N/A
450	\$	-	\$	600.00	\$	16.00		N/A
5,250		\$6,650	\$	9,400.00				

Annual Gross Income (Current)	\$79,800
Annual Net Income (Current)	\$56,229

#### Annual Expenses

Real Property Taxes	\$14,967.40
Property Insurance	\$2,425
Utilities	\$2,532
Electric	\$1,895
Gas	\$2,337
Sewer and Stormwater	\$1,437
Misc & Maintenance	\$1,200
Trash removal	\$1,020
Water	\$752
Fire Inspection	\$80

Annual Gross Expenses	\$23,571
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Annual Gross Income (Proforma)	\$	112,800.00
Annual Net Income (Proforma)		\$89,229

Current Cap Rate (Asking Rate)	5.36%
Proforma Cap Rate (Asking Rate)	8.50%

#### Building Notes

Tax Assessor's Parcel Number	05192-08-008-000
Lot Size SF	9,573
Building Size SF	6,010
Zoning	E-MX-3
Year of Construction	1954
Roof construction	N/A
Building Maintenance:	N/A
Listed Price	\$1,050,000
Listed Price per square foot	\$208

#### Points of Contact

Isaiah Mayfield	720-939-1354
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