



STABILIZED MULTI-TENANT RETAIL INVESTMENT

11950-11990 W COLFAX AVE • LAKEWOOD, CO 80215

**\$1,075,000**

SALE PRICE

0.12

LOT SIZE

M-G-S

ZONING

7%

CAP RATE

5,000 SF

BUILDING SIZE

RETAIL

PROPERTY TYPE

PROPERTY OVERVIEW

Don't miss this opportunity to acquire three commercial condo units located on the west side of the building at 11950–11990 W Colfax Avenue.

Totaling approximately 5,000 square feet, the three units are fully leased to multiple established tenants and are being offered at a 7.0% cap rate. The diversified income, immediate cash flow, and potential for future rent growth make this a solid opportunity for an investor seeking stable returns and long-term upside.

The property offers excellent visibility along the highly traveled W Colfax Avenue corridor, ample parking, and convenient access to the surrounding neighborhoods and greater Denver metro area.

For more information or to schedule a private tour, please contact Jayme Wilson or Brandon Langiewicz today!

HIGHLIGHTS

- 1** 7% Cap Rate
- 2** Ample Parking
- 3** High Traffic Counts
- 4** Current Tenants Locked in Until 2029
- 5** Stabilized Income
- 6** Three Commercial Condo Units

11950-11990 W Colfax Avenue APOD & INVESTMENT SUMMARY

PURCHASE PRICE	ANNUAL GROSS RENT	NOI	CAP RATE
\$1,075,000.00	\$98,256.00	\$74,843.44	6.96%

CURRENT RENT ROLL

SUITE	TENANT	APPROX. SF	MONTHLY RENT	RENT / SF	NNN / MON	NNN / SF	TOTAL MONTHLY	LEASE EXPIRATION	SECURITY DEPOSIT
1	 Dog Grooming	1,849	\$ 1,849.00	\$ 12.00	\$ 1,439.00	\$ 9.34	\$ 3,288.00	2/1/29	\$ 1,849.00
2	 Vape	990	\$ 2,300.00	\$ 27.88	\$ -	\$ -	\$ 2,300.00	4/30/29	\$ 2,300.00
3	 Massage	1,000	\$ 2,600.00	\$ 31.20	\$ -	\$ -	\$ 2,600.00	6/30/29	\$ 2,600.00
4	 Common Area	1,161	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
	TOTALS	5,000	\$ 6,749.00		\$ 1,439.00		\$ 8,188.00		

OPERATING STATEMENT

INCOME / EXPENSE ITEM	PRICE / SF	ANNUAL AMOUNT
 Taxes (2025)	\$ 3.48	\$ 17,412.56
 Insurance (Estimated)	\$ 0.80	\$ 4,000.00
 Building Repairs (Estimated)	\$ -	\$ -
 Cleaning	\$ -	\$ -
 Landscaping	\$ -	\$ -
 Misc	\$ 0.40	\$ 2,000.00
 Snow Removal	\$ -	\$ -
 Utilities	\$ -	\$ -
 Trash Removal	\$ -	\$ -
 Association Fees	\$ -	\$ -
TOTAL ANNUAL EXPENSES	\$ 4.68	\$ 23,412.56
 GROSS RENTAL INCOME		\$ 98,256.00
 NET OPERATING INCOME		\$ 74,843.44

PROPERTY DETAILS

 Total Building SF (+/-)	5,000
 Lot Size (Acres)	0.12
 Year Built	1997
 Roof Age	2018
 HVAC Age	2018
 Current Occupancy	100%

KEY UNDERWRITING NOTES

- ✓ Each unit is a Condo (separately parceled) and need to be sold together
- ✓ Shared Gas and Water (Araphoe Rental Pays Currently)
- ✓ Small leaks in dog grooming condo (roof)
- ✓ Each tenant pays their own electric bill
- ✓ 1 HVAC unit for dog grooming and 1 for both the massage and vape condos
- ✓ Caldwell Legacy (Araphoe Rental) owns all of the outside, minus the condo units
- ✓ Building has a HOA but no fee yet

This analysis is based on information provided by ownership and public records. Prospective purchasers should independently verify all income, expenses, lease terms, square footage, and property condition.

11950 W Colfax Ave
Dog Grooming + Common Area

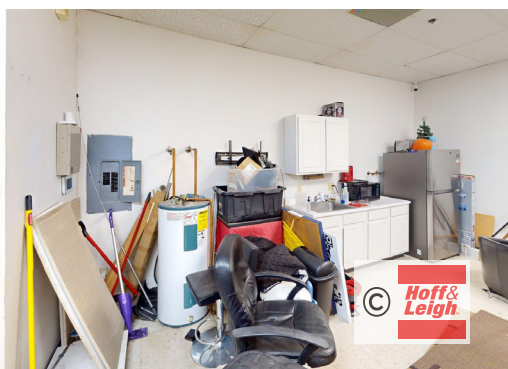
VIRTUAL TOUR





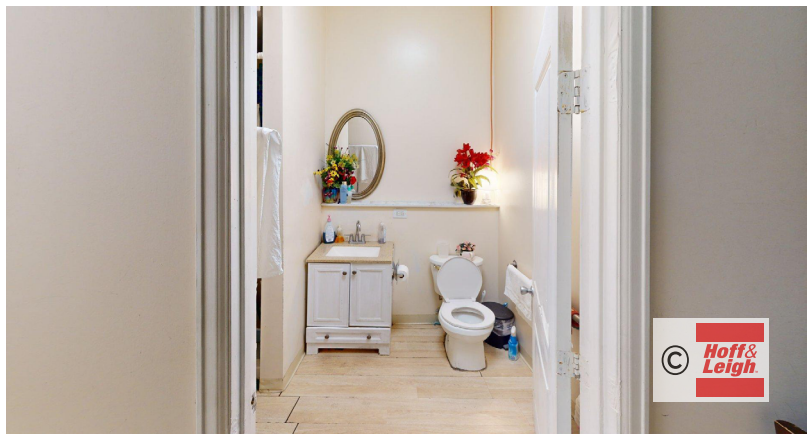
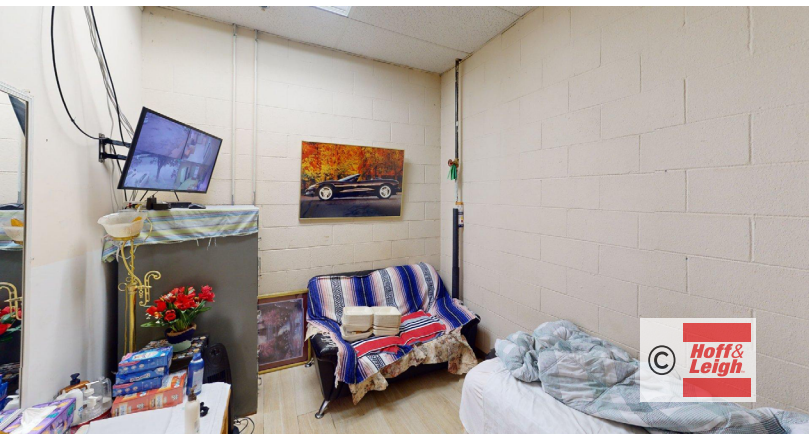
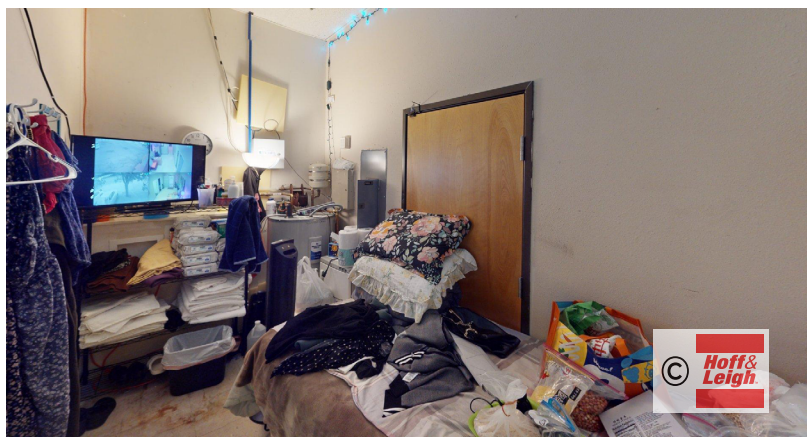
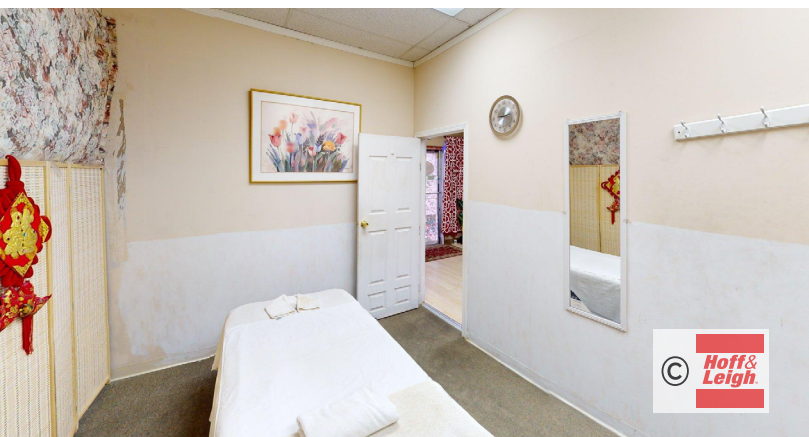
11970 W Colfax Ave
Vape Space

VIRTUAL TOUR



11990 W Colfax Ave
Massage Space

VIRTUAL TOUR



Shared Space Condo Units

