



**PRICE REDUCED!**  
**STABILIZED MULTI-TENANT RETAIL INVESTMENT**  
 11950-11990 W COLFAX AVE • LAKEWOOD, CO 80215



**\$999,000**  
~~\$1,075,000~~  
 SALE PRICE

**0.12**  
 LOT SIZE

**M-G-S**  
 ZONING

**7.49%**  
 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 7.49% 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** 7.49% Cap
- 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 |
|-----------------------------|-------------------|-------------|----------|
| \$999,000.00<br>\$1,075,000 | \$98,256.00       | \$74,843.44 | 7.49%    |

### 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%  |

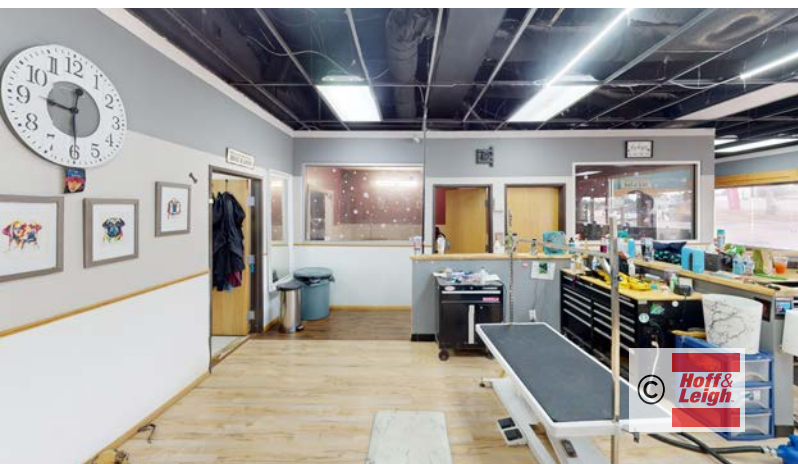
### KEY UNDERWRITING NOTES

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

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**

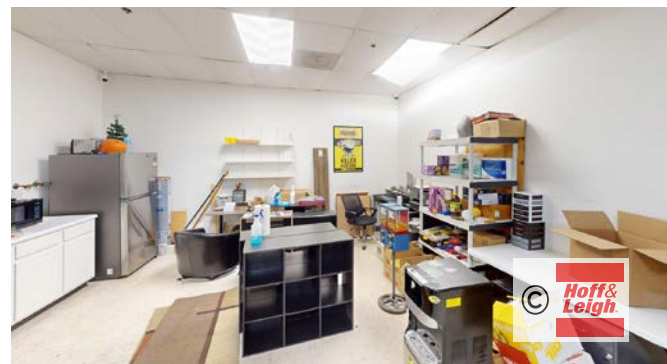
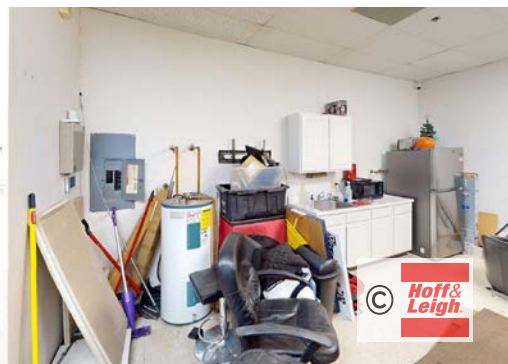
**VIRTUAL TOUR**





**11970 W Colfax Ave**  
**Vape Space**

**VIRTUAL TOUR**



**11990 W Colfax Ave**  
**Massage Space**

**VIRTUAL TOUR**



Shared Space  Condo Units

