

FOR SALE
26,145 SF



RETAIL CENTER

9660 E. ALAMEDA AVE,
DENVER, CO 80247

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FINANCIAL SUMMARY

OFFERING PRICE **\$9,000,000**

LEASABLE AREA **26,145 SF**

PRICE PER SF **\$344**

NOI **\$566,522**

CAP RATE **6.3%**

LEASED AMOUNT **100%**

LOT SIZE **1.71 Acres**

SIGNAGE **20' Digital Monument Sign**

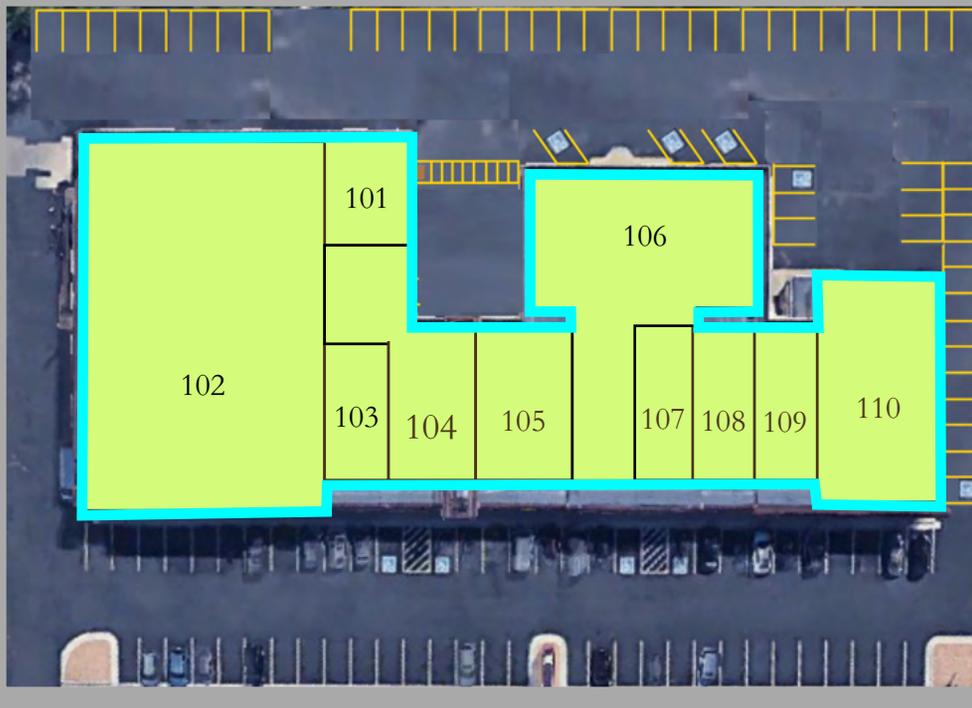
HVAC **Yes**

CLEAR HEIGHT **8'6"-12'**

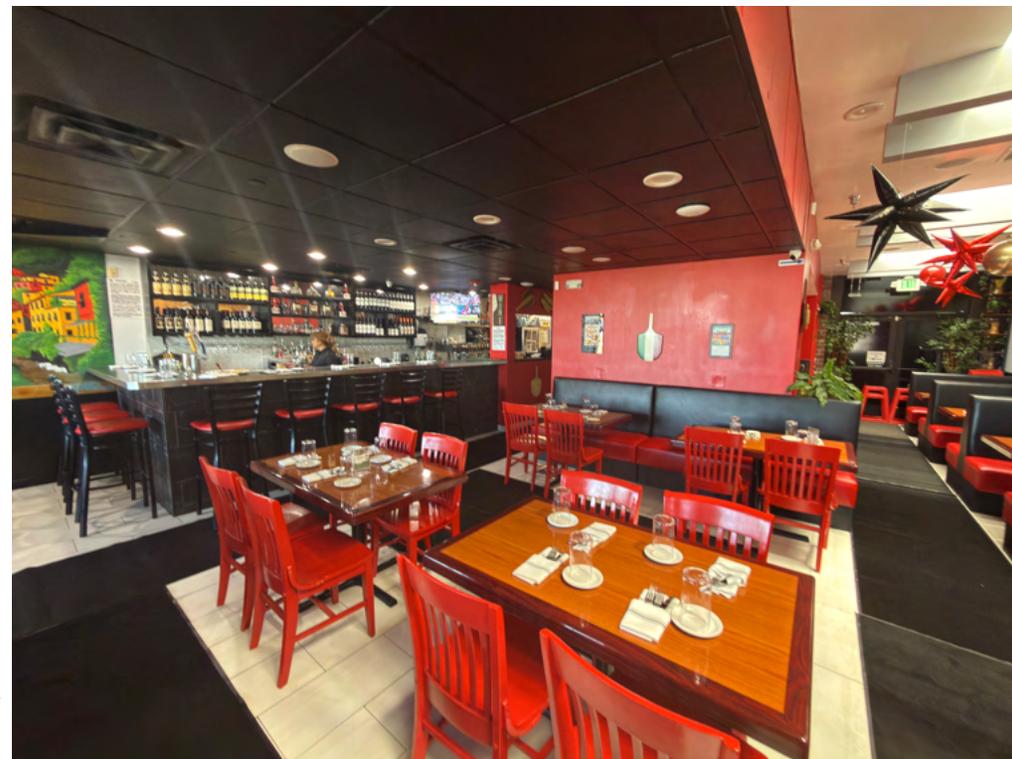
PARKING **117 Spaces**

ZONING **B-4**





- ✓ **100% Leased with Long Term Tenants**
- ✓ **Busy Alameda Ave Frontage in South Lowry**
- ✓ **Direct Access to 3500+ Residents (Windsor Gardens)**
- ✓ **20' High Electronic Monument Sign**
- ✓ **Fully Fire Sprinklered**
- ✓ **ADA Access**
- ✓ **Renovated and Excellent Appeal**



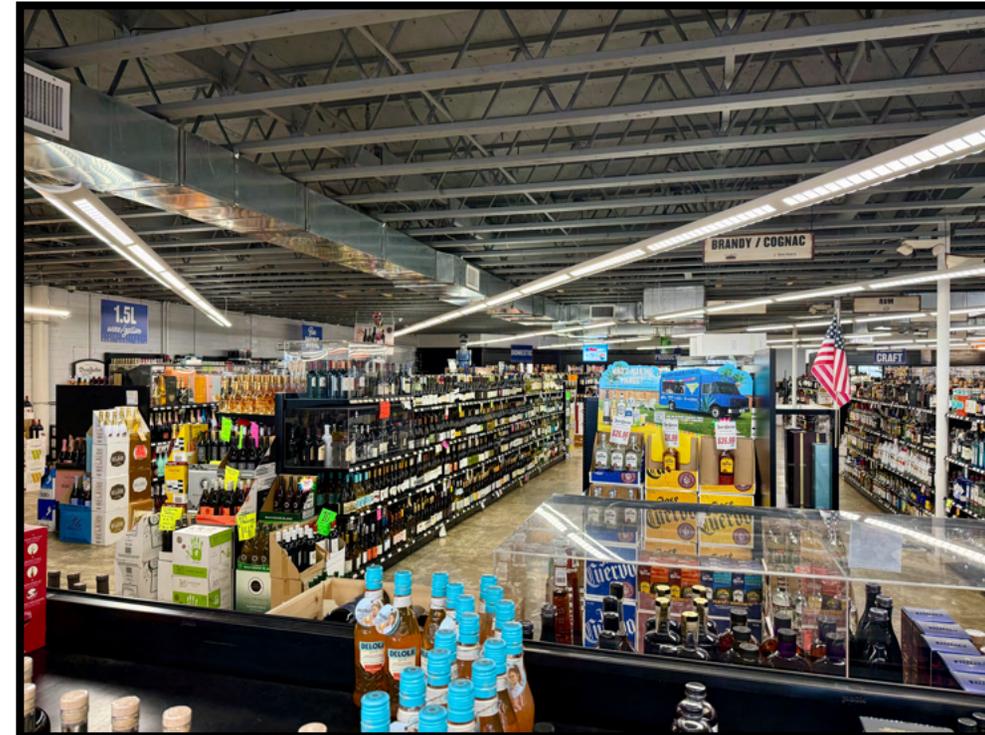
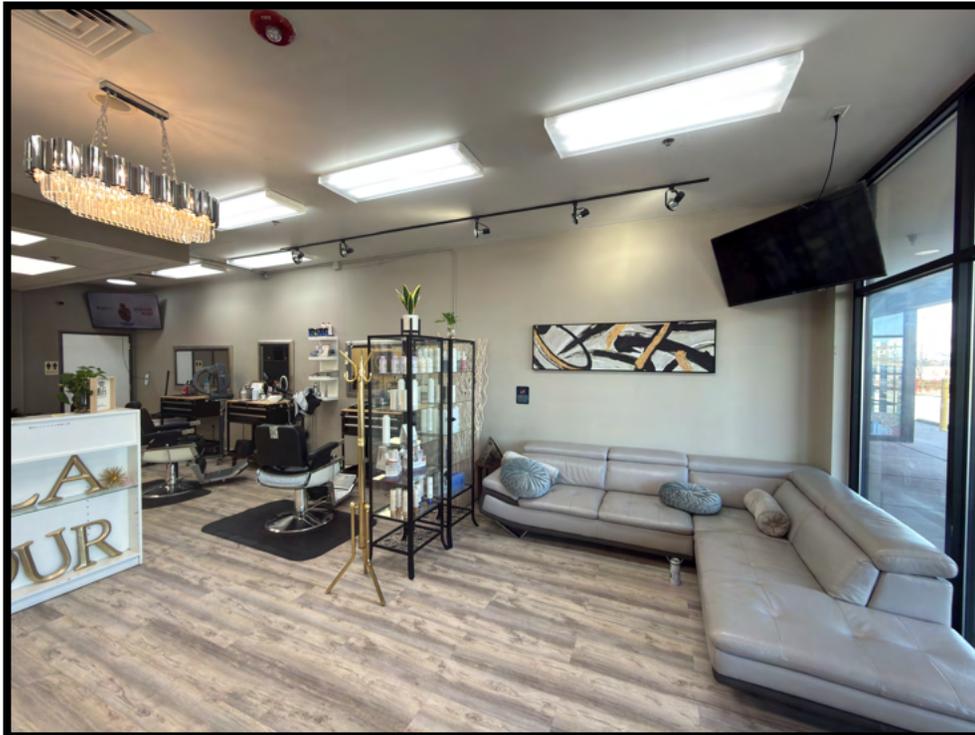
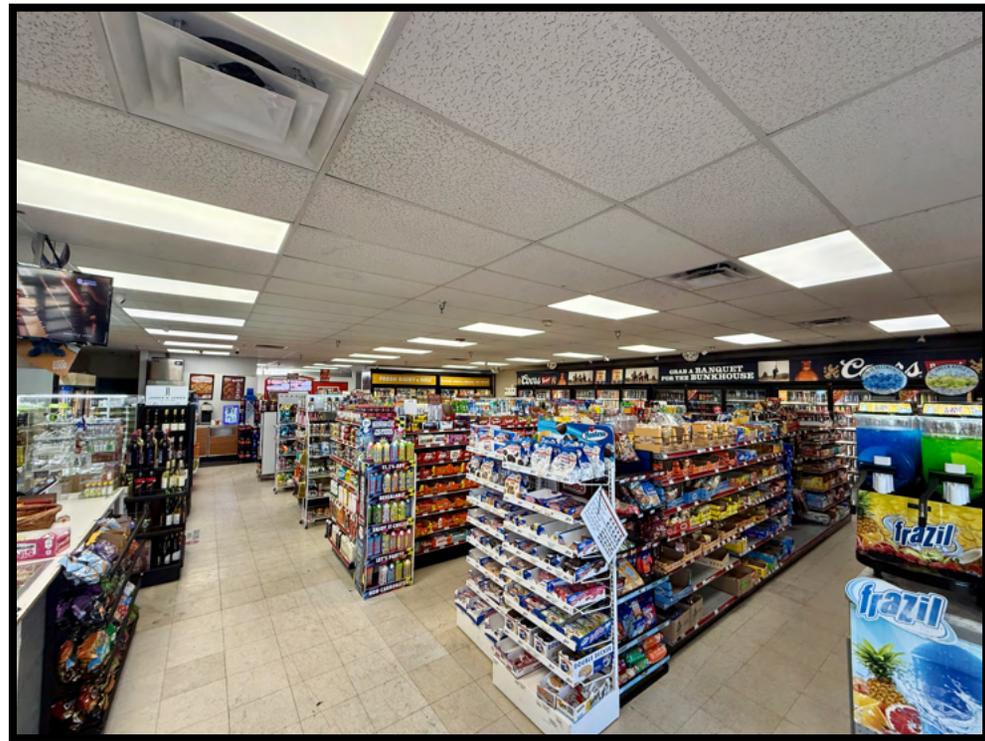
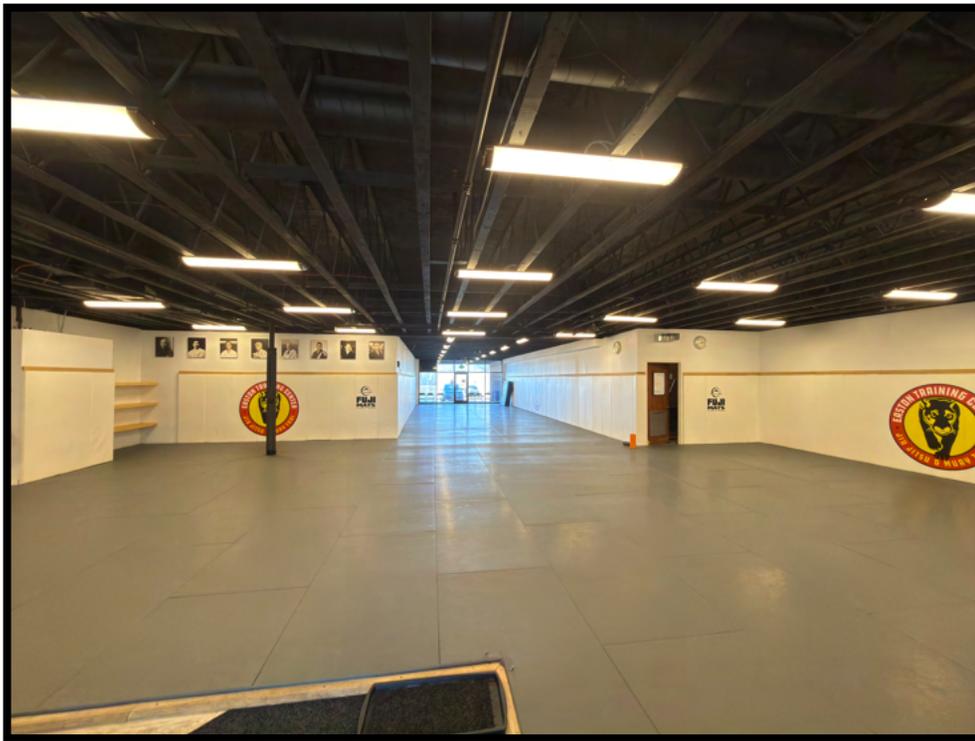
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Windsor Gardens is an active, age 55+ community with over 3,500 residents. This community features a golf course, 2 community pools and a variety of community and social events. There are two (2) direct walking paths directly from the Windsor Gardens community to the Windsor Commons retail strip center, one of which is handicap accessible.

Lowry is a mixed-use community redeveloped on the former Lowry Air Force Base. It is a diverse community that offers an amenity-rich living environment with close proximity to the culture and excitement of the city. Lowry boasts 800 acres of open space, dining districts, a thriving Lowry Town Center, the Lowry Sport Complex and the John Hand Theater. Lowry features nearly 3,000 homes and a population of nearly 10,000 and hundreds of businesses.

Windsor Commons also serves homes and businesses on Havana St and residents from Glendale and Hilltop and is also within close proximity to the CommonGround Golf Course, the Windsor Reservoir and the Community College of Aurora at Lowry.





DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

22,436

208,251

HOUSEHOLDS

1 MILE

3 MILE

11,098

89,392

MEDIAN AGE

1 MILE

3 MILE

39.30

36.60

MEDIAN HH INCOME

1 MILE

3 MILE

\$50,743

\$64,329

POPULATION GROWTH '24-'29

1 MILE

3 MILE

↑2.09%

↑1.47%

HOUSEHOLD GROWTH '24-'29

1 MILE

3 MILE

↑1.80%

↑1.47%

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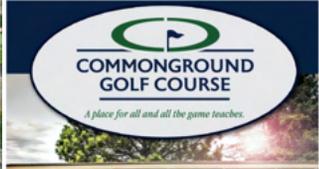
LOCATION



Windsor Gardens
Community

SUBJECT PROPERTY
Windsor Commons

Lowry Community



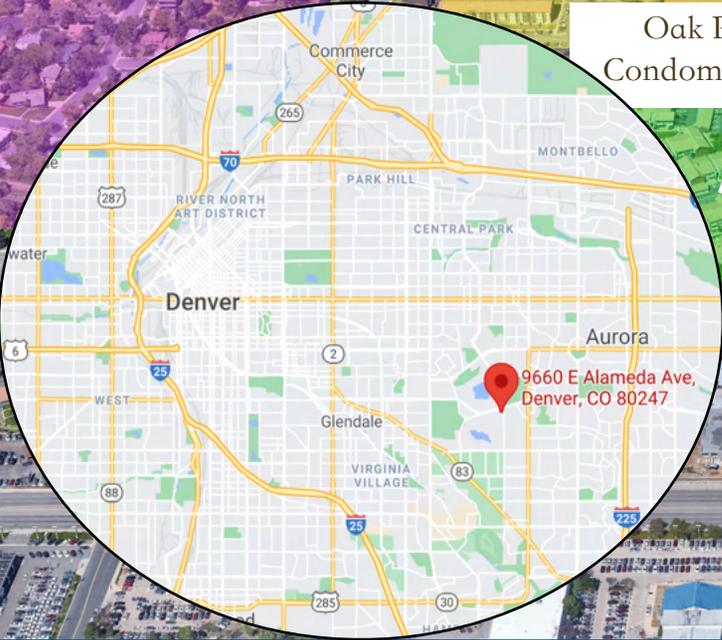
Highline Canal
Single Family Homes

Pine Creek
Apartments

The Ridge
Apartments

Oak Park
Condominiums

Stratford
Apartments



Alameda Ave.

Havana St.

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