



# Retail Investment Opportunity

311 Bear Creek Avenue, Morrison, CO 80465

For Sale: \$1,000,000



**Do Not Contact Tenant Directly**



## PROPERTY INFORMATION

<b>Building Size:</b>	1,532± SF
<b>Land Size:</b>	2,893± SF
<b>City/County:</b>	Morrison / Jefferson
<b>YOC:</b>	1935
<b>Taxes:</b> (paid by Tenant)	\$11,976 (2023 pd. in 2024)
<b>Parking:</b>	Rear and Street
<b>Cap Rate:</b>	5.13% (Single Tenant / NNN)
<b>Sales Price:</b>	\$1,000,000

## PROPERTY SUMMARY

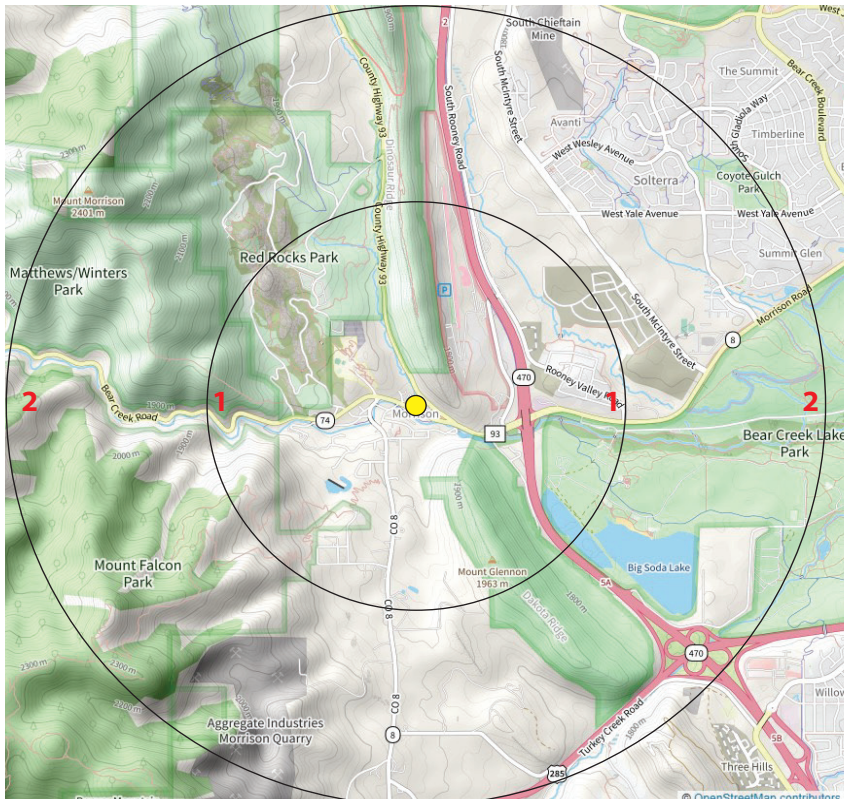
Located in the charming town of Morrison, this quality covered land investment is in the heart of the downtown district. Currently operated as Sunshine Sensations, the store offers a wide variety of curios geared for the tourist market. The lease expires in February 2027 with one 3-yr. option. The tenant has a 15 day first right of refusal. With Net Operating Income of \$51,300, the property offers a 5.13% Cap Rate. The Landlord is responsible for roof and structure only. With ease of management, this could be an ideal investment as tenant pays expenses direct to vendor.

As this is an operational business, do not contact the tenant directly. All showings must be thru the listing brokers.

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**Brokerage Disclosure  
to Buyer**

**John Becker**  
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	723	17,153	91,542
Households	271	6,494	36,457
Median HH Income	\$137,916	\$145,421	\$107,640
Median Age	47.30	45.20	42.40
Traffic	9,460 vpd - Bear Creek Ave. @ Beckett Lane (2022)		

Source: CoStar