



4611 PEORIA ST, DENVER, CO 80239



4621 PEORIA ST, DENVER, CO 80239



4631 PEORIA ST, DENVER, CO 80239

PEORIA STREET PLAZA

4611, 4621, & 4631 PEORIA STREET DENVER, COLORADO 80239

CONFIDENTIAL OFFERING MEMORANDUM

TWO STRIPS CENTERS + ONE SINGLE TENANT NET LEASED BUILDING





INVESTMENT CONTACT

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EXECUTIVE SUMMARY

LIST PRICE: \$9,200,000 | CAP RATE: 7%

PROPERTY DESCRIPTION

BUILDING TYPES:

**RETAIL – 2 STRIP CENTERS + 1 FREESTANDING
SINGLE TENANT AUTOMOTIVE**

BUILDING SIZE:

**20,710 SF (4611: 12,285 SF, 4621:
6,869 SF, 4631: 1,556 SF)**

LOT SIZE:

**3.22 ACRES (4611: 58,507 SF, 4621:
51,939 SF, 4631: 29,794 SF)**

ZONING:

B-8

YOC:

2006 (4611 & 4621) & 2024 (4631)



INVESTMENT HIGHLIGHTS

TWO NEIGHBORHOOD STRIP CENTERS (2006 YOC) + FREESTANDING STNL TAKE 5 OIL GROUND LEASE (2024 YOC)

HIGH-TRAFFIC LOCATION: DIRECTLY NORTH OF THE PEORIA EXIT ON I-70 (COLORADO'S MAJOR EAST/WEST HIGHWAY)

DENSE INFILL LOCATION IN THE CITY OF DENVER

SERVICE & DAILY NEEDS TENANTS CATER TO THE NEIGHBORHOOD

SEPARATE LOTS CREATE VALUE-ADD & BASIS REDUCTION OPPORTUNITIES THROUGH INDIVIDUAL SALES

LEASE RATE UPSIDE: ONE LONG-TERM TENANT'S RENT IS APPROXIMATELY 50% OF MARKET



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RENT ROLL

SUITE	TENANT	GLA	% OF GLA	LEASE COMMENCE	LEASE EXPIRE	ANNUAL RENT	RENT/ SF	CHANGES ON	CHANGES TO	OPTIONS	LEASE TYPE
4611-A1	Rusty's Vape & Smoke	1,642	7.9%	11/01/15	05/31/26	\$30,466	\$18.55	06/01/26	\$19.11	One 5 Year (3% Annual)	NNN
4611-A2	Blendz Barbershop	1,322	6.4%	11/01/25	10/31/35	\$39,660	\$30.00	07/01/26	\$30.90	None	NNN
4611-B	Choc Lit City Lounge	2,662	12.9%	02/01/20	05/31/32	\$74,909	\$28.14	06/01/26	\$28.98	None	NNN
4611-C	Jamaican Jerk & BBQ	2,067	10.0%	02/01/20	05/31/32	\$58,165	\$28.14	06/01/26	\$28.98	None	NNN
4611-D1	Metro by T-Mobile	1,221	5.9%	11/01/16	10/31/27	\$37,006	\$30.31	02/01/27	\$30.91	None	NNN
4611-D2E	Fast Cash Pawn & Jewelry	3,371	16.3%	11/08/11	10/31/31	\$107,868	\$32.00	11/01/31	\$35.84	Three 5 Year (12% Each)	NNN
4621-F1	Taxes America	1,200	5.8%	05/01/21	04/30/32	\$36,716	\$30.60	05/01/26	\$31.51	None	NNN
4621-F2	Guap@s Beauty Salon	1,180	5.7%	01/01/25	07/31/26	\$37,187	\$31.51			None	NNN
4621-G1	One Main Financial	1,500	7.2%	08/15/06	03/31/26	\$51,000	\$34.00			None	NNN
4621-G2	Fred Loya Insurance	909	4.4%	12/01/22	11/30/27	\$29,799	\$32.78	12/01/26	\$33.77	None	NNN
4621-H	Gorditas Dona Juana (drive thru)	2,080	10.0%	11/01/21	04/30/27	\$74,914	\$36.02			None	NNN
4631	Take 5 Oil Change (Ground Lease)	1,556	7.5%	04/01/22	03/31/37	\$67,000	\$43.06	04/01/27	\$45.37	Three 5 Year (10% Each)	NNN
TOTAL VACANT		0	0.0%			\$0					
TOTAL OCCUPIED		20,710	100.0%			\$644,689					
TOTAL		20,710	100.0%			\$644,689					

Notes: IOM Driving Academy has signed a 10+ year lease for 4621-G1 commencing 4/1/2026 starting at \$32/SF NNN with 3% annual increases.

Guap@s Beauty Salon assumed the lease of a previous tenant.

Taxes America also runs an ice cream business out of their space through a separate entrance. Choc Lit City Lounge and Jamaican Jerk & BBQ are under one lease and have separate entrances but share bathrooms.

Fast Cash's current rent is \$21.36/SF until 10/31/26, and they just signed a five year extension and received 15 months of free rent.



INCOME & EXPENSES

INCOME		CURRENT	PER SF
Base Rent			
Occupied Space	20,710 SF	\$644,689	\$31.13
GROSS POTENTIAL RENT		\$644,689	\$31.13
Other Income			
Expense Reimbursements		\$243,349	\$12.70
Gross Potential Income		\$888,038	\$42.88
EFFECTIVE GROSS INCOME		\$888,038	\$42.88
EXPENSES			
Real Estate Taxes		\$111,269	\$5.81
Insurance		\$23,242	\$1.21
CAM			
Water & Sewer		\$11,514	\$0.60
Snow Removal		\$11,619	\$0.61
Landscaping		\$6,650	\$0.35
Trash		\$7,233	\$0.38
Maintenance & Repairs		\$4,426	\$0.23
Electricity		\$2,800	\$0.15
Parking Lot Maintenance		\$18,000	\$0.94
TOTAL CAM		\$62,241	\$3.25
Management Fee		\$14,400.00	\$0.75
Bookkeeping		\$18,000	\$0.94
Administrative Fees		\$14,196	\$0.74
TOTAL EXPENSES		\$243,349	\$12.70
% OF EGI		27.4%	
NET OPERATING INCOME		\$644,689	\$31.13

Note: Take 5 Oil Change is on an absolute net ground lease and takes care of their property directly.



LOCATION MAP



LOCATION MAP



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