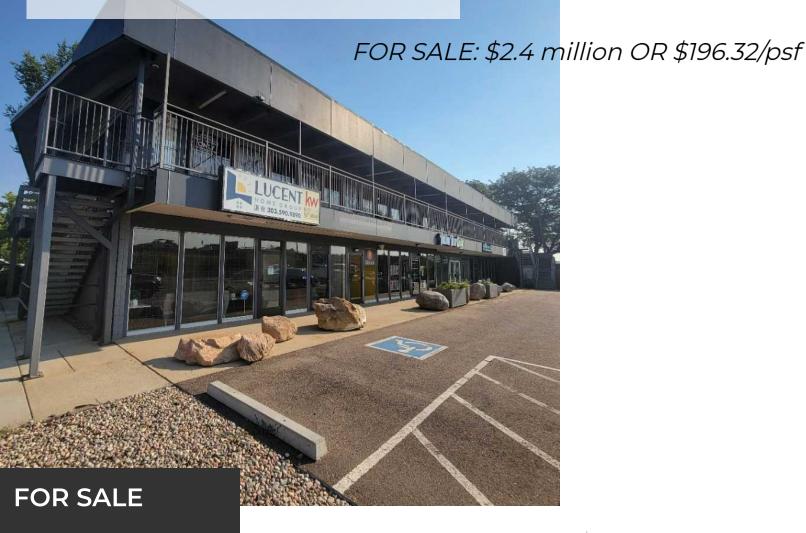
5253 West 48th Avenue · Denver, CO 80212



MANNY CERECERES

Principal/Owner (303) 427-0303 manny@retro-commercial.com EI40033453, Colorado

PROPERTY DESCRIPTION

Incredible value-add opportunity to own a mixeduse retail/office 12,225 SF retail/office building on 48th and Sheridan. Located in the City and County of Denver. The property also boasts visibility on I-70 with 111,776 VPD.

Mixed use project with a variety of tenants and perfect for a destination-oriented owner or professional services. Opportunity for an owner-user to either occupy the entire building or generate cash flow by leasing out a full floor. Quick Access to central Denver area, as well as the western slope of

LOCATION DESCRIPTION

Centrally located on the boarder of North Denver with access to both I-70 and I-76. Centrally located in Denver and approximately 15 minutes from the Central Business District.

SUMMARY

Available SF: 9,770

Building SF: 12,225

W. 48th

Cross Streets: Avenue and

Sheridan Blvd

\$12.00-Lease Rate:

\$14.00/PSF

Lease Term: 3-5

Lot Size: 0.57 Acres

Occupancy: 20% Percent

Parking: On Site

Signage: Building and Pylon

Signal Int: Sheridan Blvd and I-70

Traffic Count: 111,000/vpd

Year Built: 1969



PROPERTY SUMMARY

5253-5295 W. 48th Avenue 5253 West 48th Avenue | Denver, CO 80212



Property Summary

Nets are estimated

 Building SF:
 12,225

 Lease Rate:
 \$12.00- \$14.00

 Lot Size:
 0.46 Acres

 Parking Ratio:
 3:1,000

 Parking:
 35 parking stalls on site

 Price:
 \$2,400,000.00

 Year Built:
 1969

Zoning: E-CC-3X

\$8.25/psf

Property Overview

Amazing view of the western slope with great access to Interstate 70 traveling east and west, as well as connecting to Sheridan Blvd to head north and southbound to I-76. Below market rents for the trade area...Great incubator space for retail, office and service-related industries.

Opportunity for an owner-user to either occupy the entire building or generate cash flow by leasing out a full floor on the second level.

Location Overview

Centrally located on the boarder of North Denver with access to both I-70 and I-76. Centrally located in Denver and approximately 15 minutes from the Central Business District.

