

5253 West 48th Avenue • Denver, CO 80212

FOR SALE: \$2.4 million OR \$196.32/psf**FOR SALE****MANNY CERECERES**

Principal/Owner
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 E140033453, Colorado

PROPERTY DESCRIPTION

Incredible value-add opportunity to own a mixed-use 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
 Lease Rate: \$12.00-
 \$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

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Property Summary

| | |
|--------------------|---------------------------|
| 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 |
| Nets are estimated | \$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

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