

Retail Building for Sale or Lease

1170 S SHERIDAN BOULEVARD, DENVER, CO 80232

FOR SALE AND LEASE



Overview

Hoff & Leigh proudly presents an amazing retail investment opportunity on the busy street of South Sheridan Boulevard. The zoning accommodates a variety of uses and the property has unmatched street exposure and a large parking lot in the rear. There is stabilized income in place with additional value add opportunities. Call today to schedule a showing!

Suite #:	Available Space:	Lease Rate:
A2 (Lower Level)	600 SF	\$16.00 SF/YR Full Service = \$800 / Month
B2 (Lower Level)	600 SF	\$16.00 SF/YR Full Service = \$800 / Month
C2 (Lower Level)	450 SF	\$16.00 SF/YR Full Service = \$600 / Month

Hoff & Leigh Listing Website: <https://www.hoffleigh.com/listing/1170-s-sheridan-boulevard/>

For more info or to schedule a tour, please text/call Michael Crawford: 720.683.0399

Highlights

- Income in Place
- Value Add
- Ample Parking
- Great Visibility
- High Traffic Count

Property Details

Sales Price \$1,050,000	Lease Rate \$16.00 SF/YR (Full Service)
Space Available 450 - 600 SF	Building Size 6,010 SF
Lot Size 0.22 Acres	Zoning E-MX-3

Rev: February 7, 2024

Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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1170 S Sheridan Blvd, Denver, Colorado, 80232

DEMOGRAPHICS



22,368
Population



33.7
Median Age



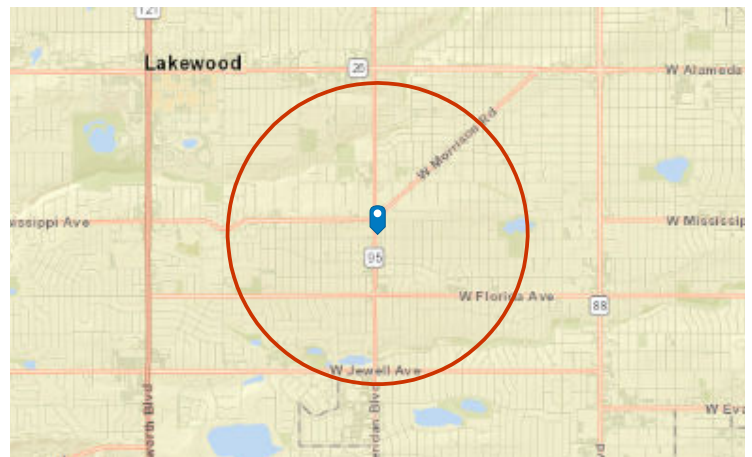
3.0
Average
Household Size



\$61,583
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Mississippi Ave	34,000	0.0
W Arizona Ave	43,598	0.0
W Arizona Ave	38,700	0.1
S Ames St	10,171	0.1
W Mississippi Ave	38,424	0.1



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1170 S Sheridan

2022 1170 S Sheridan

Suite	Tenant Business Name
Unit A	Gaming Company
Unit B	Vape and Head Shop
Unit C	Barber Shop
Unit A (Lower Level) Vacant (Proforma)	
Unit B (Lower Level) Vacant (Proforma)	
Unit C (Lower Level) Vacant (Proforma)	

Appx. SQ FT	Current Monthly Rent (Gross)	Proforma Monthly Rent (Gross)	Rate Per Square Foot	Lease Expiration Date
1,200	\$ 2,200.00	\$ 2,400.00	\$ 22.00	M to M
1,200	\$ 2,350.00	\$ 2,400.00	\$ 22.50	08/25/25
1,200	\$ 2,100.00	\$ 2,400.00	\$ 21.00	08/31/24
600	\$ -	\$ 800.00	\$ 16.00	N/A
600	\$ -	\$ 800.00	\$ 16.00	N/A
450	\$ -	\$ 600.00	\$ 16.00	N/A
5,250	\$6,650	\$ 9,400.00		

Annual Gross Income (Current) \$79,800
 Annual Net Income (Current) \$56,229

Annual Expenses

Real Property Taxes	\$14,967.40
Property Insurance	\$2,425
Utilities	\$2,532
Electric	\$1,895
Gas	\$2,337
Sewer and Stormwater	\$1,437
Misc & Maintenance	\$1,200
Trash removal	\$1,020
Water	\$752
Fire Inspection	\$80
Annual Gross Expenses	\$23,571

Annual Gross Income (Proforma) \$ 112,800.00
 Annual Net Income (Proforma) \$89,229

Current Cap Rate (Asking Rate) 5.36%
 Proforma Cap Rate (Asking Rate) 8.50%

Building Notes

Tax Assessor's Parcel Number	05192-08-008-000
Lot Size SF	9,573
Building Size SF	6,010
Zoning	E-MX-3
Year of Construction	1954
Roof construction	N/A
Building Maintenance:	N/A
Listed Price	\$1,050,000
Listed Price per square foot	\$208

Points of Contact

Michael Crawford	720-683-0399
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