

7700 E COLFAX AVE

DENVER, CO 80220

Property Summary

- Easy Access to Major Highways & Thoroughfares
- Large Signage and High Visibility
- Flexible Floorplan and Sizing Options
- Large Parking Lot
- Easy Access to Public Transportation
- Grease Trap and Hoods in Place
- Ability to Increase NOI by Renegotiating Below Market Rents on Billboard
- Future Development Upside
- New Roof Currently Being Installed (2024)

Property Features

Sale Price	\$735,000
Cap Rate	7% (actual)
Building SF	1,853 SF
Land Area	12,200 SF (0.28 AC)
Property Type	Retail/Restaurant
Annual Net Income	\$51,585.48
Taxes (2024)	\$11,135.41
County	Denver
Zoning	E-MS-3

For more information:



Brett MacDougall
Vice President
303.512.2736
bmacdougall@uniqueprop.com

Michael DeSantis
Vice President
303.512.1194
mdesantis@uniqueprop.com

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RENT ROLL

Tenant	SF	Lease Term	Lease Rate	Monthly Rent	Annual Rent	Annual Rent Increases	Options
Restaurante El Tamarindo	1,853 SF	4/1/2014 - 3/31/2028	\$25.37/SF NNN	\$3,918.31	\$47,020.44	4%	None
Viacom Outdoor Inc	N/A	Year to Year	N/A	\$380.48	\$4,565.73	2%	Year to Year Lease. Can be Terminated within 30 days of annual expiration.
TOTALS	-	-	-	\$4,298.79	\$51,586.17	-	-

TENANT LEASE SUMMARY

7700 E Colfax	Ave
SF	1,853 SF
Lease Type	NNN
Lease Expiration	March 31,2028
Current Rent	\$4,298.79 (Includes Billboard)
	4/1/24 - 3/31/26: \$4,035.86/month
Future Rent Increases (Excludes Billboard)	4/1/26 - 3/31/27: \$4,156.96/month
	4/1/27 - 3/31/28: \$4,281.64/month
Options	None

	PRICING
	CURRENT
Purchase Price	\$735,000
Down Payment	\$257,250 (35%)
Loan Amount	\$477,750
Interest Rate / Amortization	6.25% / 25 Years
Current NOI	\$51,586.17
	CURRENT
Debt Service (Monthy/ Annual)	\$3,151.57 / \$37,818.85
Net Cash Flow After Debt Service (Monthy/ Annual)	\$1,146.46 / \$13,575.52
Total Return (Year 1)	8.44%
Cap Rate (Year 1)	7%
Cash on Cash Return (Year 1)	5.35%
DSCR	1.36

TENANT OVERVIEW



EL TAMARINDO 1,853 SF

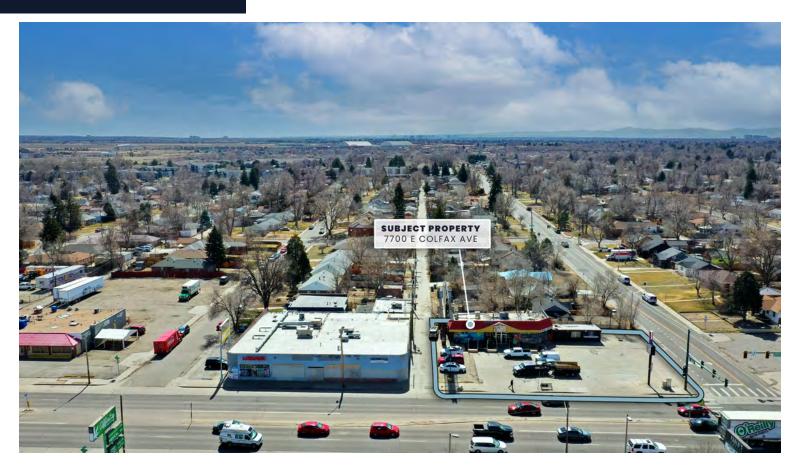
El Tamarindo is a vibrant and authentic Central American restaurant known for its commitment to traditional flavors and fresh ingredients. Established in 2014, the restaurant has become a beloved destination for both locals and visitors, offering a diverse menu that serves a little bit of all Central American food. The restaurant boasts a warm and inviting atmosphere, enhanced by colorful decor and friendly service. El Tamarindo provides a casual dining experience perfect for families, groups, and special occasions. With a strong reputation for quality and customer satisfaction, El Tamarindo stands out in the local dining scene. Its emphasis on authentic recipes and fresh ingredients has garnered a loyal customer base, contributing to its sustained success. El Tamarindo has demonstrated steady revenue growth, supported by a diverse clientele and a solid presence in the community.

VIACOM OUTDOOR INC



Viacom Outdoors is a leading provider of out-of-home advertising solutions, specializing in digital and traditional billboard placements. With a robust portfolio of high-visibility locations, the company connects brands with consumers in dynamic and engaging ways. Known for their innovative approach to outdoor advertising, Viacom Outdoors leverages cutting-edge technology and data analytics to optimize campaign performance and reach target audiences effectively. The company maintains a strong presence in key markets, making it a prominent player in the advertising space.

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DEMOGRAPHICS

TRAFFIC COUNT	VPD	Year	Distance From Subject
I-70 & SYRACUSE ST W	29,757	2022 0.02 mi	
SYRACUSE ST & I-70 BUS N	6,100	2019	0.03 mi
E 14TH ST & SYRACUSE ST	4,208	2022	0.08 mi
POPULATION	1 Mile	3 Miles	5 Miles
2024 POPULATION	24,146	177,327	489,778
2029 POPULATION PROJECTION	24,581	179,859	497,567
ANNUAL GROWTH 2020-2024	0.4%	0%	0.4%
ANNUAL GROWTH 2024-2029	0.4%	0.3%	0.3%
MEDIAN AGE	35.7	37.6 36.4	
HOUSEHOLDS			
2024 HOUSEHOLDS	9,354	73,574	216,697
2029 HOUSEHOLD PROJECTION	9,512	74,515	220,095
AVG HOUSEHOLD SIZE	2.5	2.3	2.2
AVG HOUSEHOLD VEHICLES	2	2	2
HOUSING VALUES			
MEDIAN HOME VALUE	\$570,247	\$632,377	\$563,933
MEDIAN YEAR BUILT	1966	1970 1975	
HOUSEHOLD INCOME			
AVG HOUSEHOLD INCOME	\$107,860	\$109,115	\$103,462
MEDIAN HOUSEHOLD INCOME	\$80,594	\$76,254	\$74,446







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