



**NNN RETAIL INVESTMENT WITH  
ADDITIONAL BILLBOARD INCOME**



## 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

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

For more information:



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## RENT ROLL

Tenant	SF	Lease Term	Lease Rate	Monthly Rent	Annual Rent	Annual Rent Increases	Options
<b>Restaurante El Tamarindo</b>	1,853 SF	4/1/2014 - 3/31/2028	\$25.37/SF NNN	\$3,918.31	\$47,020.44	4%	None
<b>Viacom Outdoor Inc</b>	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.
<b>TOTALS</b>	-	-	-	<b>\$4,298.79</b>	<b>\$51,586.17</b>	-	-

## TENANT LEASE SUMMARY

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

	<b>PRICING</b>
	<u>CURRENT</u>
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
	<u>CURRENT</u>
Debt Service (Monthly/ Annual)	\$3,151.57 / \$37,818.85
Net Cash Flow After Debt Service (Monthly/ 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



## 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	1 Mile	3 Miles	5 Miles
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	1 Mile	3 Miles	5 Miles
MEDIAN HOME VALUE	\$570,247	\$632,377	\$563,933
MEDIAN YEAR BUILT	1966	1970	1975

  

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$107,860	\$109,115	\$103,462
MEDIAN HOUSEHOLD INCOME	\$80,594	\$76,254	\$74,446

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# 754 PEORIA ST

AURORA, CO 80011



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