

SUB-LEASE OPPORTUNITY



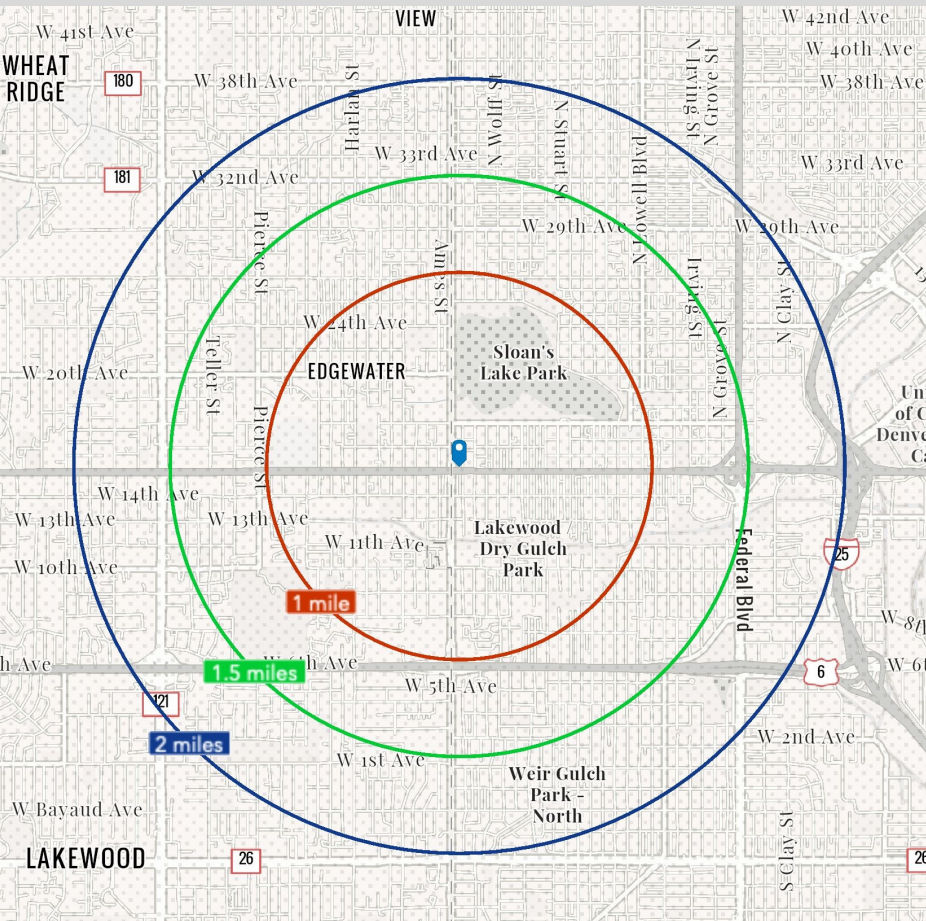
DENVER, CO

Walgreens #9657

± 13,650 SF + DT | \$175/yr, MG | Nov '35

5151 W COLFAX AVE





Property Overview

- ✦ **Rent.** \$175,000/yr, Modified Gross*
*(inclusive of RET; R&M, insurance, utilities are subT expenses)
- ✦ **Master Lease Expiration.** 11/30/35
- ✦ **Walgreens Premises.** ±13,650 SF + drive thru
- ✦ **Signage.** Building + dedicated pylon
- ✦ **Intersection.** NEC of W Colfax and Sheridan Blvd (~60K VPD)
- ✦ **Access.** RI/RO on W Colfax Ave and on Sheridan Blvd
- ✦ **Parking.** ~58 spaces
- ✦ **Year Built.** 2006 – HVACs replaced in '20
- ✦ **Parcel.** 1.21 AC
- ✦ **Zoning.** C-MS-8, City of Denver – [PERMITTED USES](#) (see Section 7.4.4 of Urban Center Download Link)
- ✦ **Prohibited Uses.** Pharmacy

Location Overview

- ✦ Just west of downtown Denver
- ✦ Dense population (86K w/in 2 mi) + high income area (AVG HH Inc ~\$107K)
- ✦ High traffic area (~34K VPD on Sheridan Blvd; ~25K VPD on Colfax)
- ✦ High visibility and easily accessible

'23 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	25,073	53,325	86,174
Households	11,610	23,835	38,594
Avg. HH Inc.	\$88,862	\$101,347	\$106,843
Sheridan Blvd – Daily Traffic Count Estimate			33,978 VPD
W Colfax Ave – Daily Traffic Count Estimate			25,276 VPD



Sheridan Blvd - 33,978 VPD

W Colfax Ave - 25,276 VPD



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



NAPA
AUTO PARTS

AutoZone

EZPAWN
family of brands

CONOCO

SUPER
Auto

Sheridan Blvd - 33,978 VPD

W Colfax Ave - 25,276 VPD

Zenobia St

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



W Colfax Ave – 25,276 VPD



Zenobia St

Sheridan Blvd – 33,978 VPD

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W Colfax Ave – 25,276 VPD

Sheridan Blvd – 33,978 VPD

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5151 W Colfax Ave



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Sheridan Blvd - 33,978 VPD

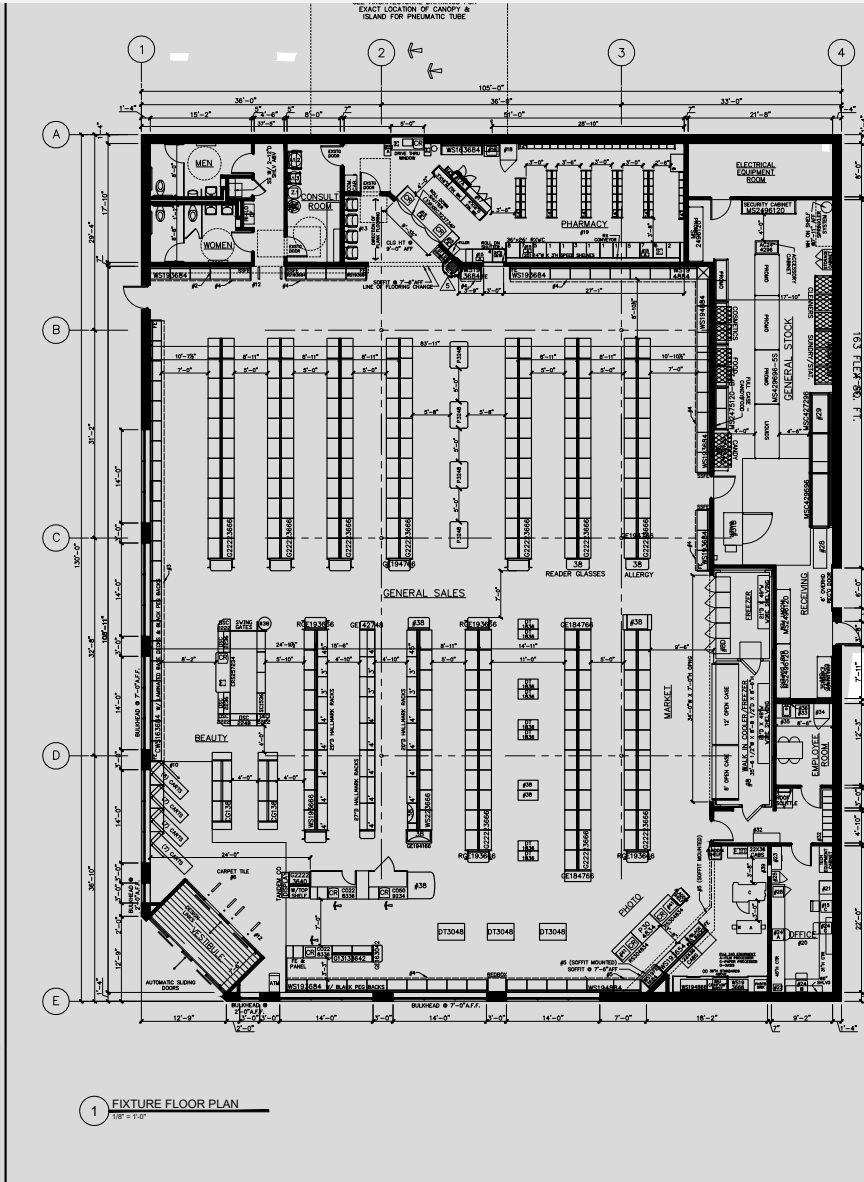
W Colfax Ave - 25,276 VPD

Zenobia St

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REAL ESTATE

Walgreens Fixture Floor Plan - FF&E is not included



PHR FURNITURE LEGEND

A1.1	QUEST CHAIR - NEW	0
A1.1	QUEST CHAIR - EXISTING	4
A1.2	EMERGENCY QUEST CHAIR NEW	1
A1.3	QUEST CHAIR WITH CASTERS NEW	1
D2	MEDICAL STOCK NEW	1
Z1	MOBILE STORAGE CART NEW	1

FIXTURE COLOR LEGEND

MT	WHITE
PT	PURTY
AB	ARCHITECTURAL BRONZE
TP	TAMPE
GM	SUNMETAL GREY
SM	SILVER

GENERAL NOTES

- PLEASE PROVIDE PROPER ADA CLEARANCES
- ON BOTTOM RAILS OF ALL DOORS
- BEAUTY CONCISE
- QUEST CHAIRS (FUTURE INSTALLED)
- PHOTO CONCISE (FUTURE MTD UNLESS NOTED)
- CARPET TILE DESIGN UNLESS FURNISHED AND INSTALLED BY WALGREENS (WHEN SHOWN)
- STAIRS TO BE CONSTRUCTION TYPE
- PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS
- OPEN FRONT MEDIUM TEMP COOLERS (ADD AT EACH END FOR END PANELS)
- A. MDS 8" 5" X 42" TFD
- B. MDS 8" 5" X 42" TFD
- C. MDS 8" 5" X 42" TFD
- D. MDS 8" 5" X 42" TFD
- E. MDS 8" 5" X 42" TFD
- F. MDS 8" 5" X 42" TFD
- G. MDS 8" 5" X 42" TFD
- H. MDS 8" 5" X 42" TFD
- I. MDS 8" 5" X 42" TFD
- J. MDS 8" 5" X 42" TFD
- K. MDS 8" 5" X 42" TFD
- L. MDS 8" 5" X 42" TFD
- M. MDS 8" 5" X 42" TFD
- N. MDS 8" 5" X 42" TFD
- O. MDS 8" 5" X 42" TFD
- P. MDS 8" 5" X 42" TFD
- Q. MDS 8" 5" X 42" TFD
- R. MDS 8" 5" X 42" TFD
- S. MDS 8" 5" X 42" TFD
- T. MDS 8" 5" X 42" TFD
- U. MDS 8" 5" X 42" TFD
- V. MDS 8" 5" X 42" TFD
- W. MDS 8" 5" X 42" TFD
- X. MDS 8" 5" X 42" TFD
- Y. MDS 8" 5" X 42" TFD
- Z. MDS 8" 5" X 42" TFD

PHARMACY DEPARTMENT:

13. PATENT SEATING AREA (H) SEATS
14. PROVIDE ELECTRIC FOR FUTURE ROBOTICS
15. COMPUTER TERMINAL
16. ISX INTERCOM PLUS TERMINAL
17. SYNC TRAINING TERMINAL (IN TRAINING ROOM)
18. RX SIGN AND CABINET
19. CRX CABINET
20. SAFE
21. (1) DOOR SAFE
22. (1) DOOR SAFE
23. RX REFRIGERATOR
24. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER - RX UNDERCOUNTER INSERTS
25. RX 3 DRAWER FILE INSERT
26. RX OPEN INSERT WITH COUNTER UNIT
27. RX 3 DRAWER FILE INSERT
28. RX OPEN INSERT WITH CPU SHELF
29. RX 10 DRAWER FILE CABINET

OFFICE:

30. PROVIDE TILED FLOOR & VINYL WALLCOVERING
31. UNDER COUNTER SHELF UNIT
32. PRINTER
33. LATERAL FILE
34. OFFICE COUNTERS
35. P.O. BOX TERMINAL
36. FAX/ANSI TERMINAL
37. OFFICE P.C.
38. TELL LOCKER
39. SAFE
40. TV CABINETS (IN TRAINING ROOM)

STOCKROOM:

41. BEST-FLEX CONVEYOR
42. GRAVITY CONVEYOR
43. POWER ROLLER CONVEYOR
44. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTOR
45. T8S COMPACTOR
46. SALES
47. CARDBOARD COMPACTOR

EMPLOYEE ROOM:

48. PROVIDE LOCKERS (1) MEN'S COAT LOCKER W/ REFRIGERATED DOORS, (6) TIER BOX LOCKERS & (2) ADA LOCKERS W/ EMPTY HOOKS
49. 5'0" X 2'0" EMPLOYEE LOCKER W/ (1) CABINET
50. EMPLOYEE ROOM REFRIGERATOR
51. PROVIDE 5" CLEARANCE WHEN NEXT TO COUNTER
52. EMPLOYEE ROOM SIGN W/ CENTERED
53. X-UP MIRROR CENTERED ON WALL ABOVE COUNTER

MISCELLANEOUS:

54. PROVIDE ELECTRICAL OUTLET FOR FUTURE USE
55. VENDOR RACKS - REMOVE BASE DECK & SHOE
56. PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
57. NEWSPAPER RACK BY VENDOR
58. PICTURE CASE FIVE TERMINAL

PROJECT DATA

TYPE	NEW LOCATION	SECURITY	MARKET
NEW LOCATION	<input type="checkbox"/>	SECURITY	<input type="checkbox"/>
MARKET	<input type="checkbox"/>	PHOTO	LIQUOR
PHOTO	<input type="checkbox"/>	PHARMACY	24 HOUR
PHARMACY	<input type="checkbox"/>	24 HOUR	<input type="checkbox"/>

SQUARE FOOT AREA SUMMARY

DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXISTG	TOTAL NEW
GEN SALES	EXISTG 8036	EXISTG 1819	EXISTG 972	EXISTG 10827	NEW 700
MARKET	EXISTG 700	0	0	EXISTG 700	0
RX	EXISTG 794	0	0	EXISTG 794	0
PHOTO	EXISTG 128	0	0	EXISTG 128	0
WINE+ BEER	EXISTG 435	0	0	EXISTG 435	0
HHC	EXISTG 0	0	0	EXISTG 0	0
BSMT	EXISTG 0	0	0	EXISTG 0	0
2ND FLOOR	EXISTG 0	0	0	EXISTG 0	0
TOTAL NEW	10691	1819	1140	13650	13650
TOTAL EXISTG	10691	1819	1140	13650	13650

SUMMARY OF CHANGES

LINEAL FOOTAGE	EXISTING	PROPOSED	CHANGE
TOTAL LINEAL FOOTAGE	1,104 sq ft	1,104 sq ft	0%
SHELVING	957 sq ft	957 sq ft	0%
GREETING CARDS	116 sq ft	116 sq ft	0%
REARWARD	0 sq ft	0 sq ft	##
COOLERS	20 sq ft	20 sq ft	0%
FREEZERS	11 sq ft	11 sq ft	0%
LOOK BOUTIQUE	0 sq ft	0 sq ft	##
UP-MARKET	0 sq ft	0 sq ft	##
TOTAL LIQUOR STORE LINEAL FOOTAGE	0 sq ft	0 sq ft	##
LIQUOR STORE COUNTERS	0 sq ft	0 sq ft	##
LIQUOR STORE COOLERS	0 sq ft	0 sq ft	##
FREEZERS	0 sq ft	0 sq ft	##
STOCK ROOM SHELVING	0 sq ft	0 sq ft	##
FOOTAGE	103 sq ft	103 sq ft	-2.9%
STOCK ROOM OPTIMIZER	0.00%	0.00%	##

PROMO FOOTAGE

END STAGE QTY	EXISTING	PROPOSED	CHANGE
END PANEL QTY	28	28	0.0%
TABLE QTY	13	13	0.0%
QUEILING	6	6	0.0%
BEAUTY	35	35	0.0%

SQUARE FOOTAGE

BUILDING SQ. FT.	EXISTING	PROPOSED	CHANGE
STOCK SQ. FT.	13,650 sq ft	13,650 sq ft	0%
ISX INTERCOM SQ. FT.	794 sq ft	794 sq ft	0%
HEALTHCARE SQ. FT.	918 sq ft	1,061 sq ft	15.6%
DAILY LIVINS SQ. FT.	9,402 sq ft	9,402 sq ft	0%

FIXTURE LEGEND

G	19 38 68" WT	ALL OTHER FIXTURES
D	W. H. COLOR	ARE TYPICAL UNLESS
E	19 47 66" WT	CALLED OUT DEPTH
D	W. H. COLOR	BY NOTE
EXAMPLE:		
DIS	30 48	DISPLAY
DIS	30 48	TABLE
DIS	30 48	TABLE
DIS	30 48	TABLE

REMODEL & HATCH LEGEND

EXISTING	NEW
RESET	

BUSINESS OWNER APPROVAL

SUBLEASE OPPORTUNITY:

PHARMACY: YES NO

READING: YES NO

F.L.A.S.H.M.E.: YES NO

Walgreens
FACILITIES PLANNING
100 W. ALAMO ROAD
DENVER, CO 80202

THIS PLAN AND ALL FIXTURES PREPARED BY THE CR CONSULTING ENGINEER AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO.

NO. DATE BY REVISIONS

1 12/02/21 JG BY: JG FOR: SUPERVISOR - NEW, CLERK AND BATTERY

2 06/20/21 JG BY: JG FOR: SUPERVISOR - NEW, CLERK AND BATTERY

3 06/20/21 JG BY: JG FOR: SUPERVISOR - NEW, CLERK AND BATTERY

4 06/20/21 JG BY: JG FOR: SUPERVISOR - NEW, CLERK AND BATTERY

5 12/02/21 JG BY: JG FOR: SUPERVISOR - NEW, CLERK AND BATTERY

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9 12/02/21 JG BY: JG FOR: SUPERVISOR - NEW, CLERK AND BATTERY

10 12/02/21 JG BY: JG FOR: SUPERVISOR - NEW, CLERK AND BATTERY

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REALESTATE

SUB-LEASE TERMS

SUGGESTED RENT*

\$175,000/yr

(inclusive of RET; R&M, insurance, utilities are subT expenses)

TERM

11/30/35 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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