

7575

Broadway Street
Denver, CO 80221

Offered at : \$1,400,000

RETAIL BUILDING



CESAR REYES

Employing Broker
303.523.0789

cesarreyes78@gmail.com

ANGEL PEDEMONTE

Broker
720-315-3734
angel_galant@hotmail.com



1001 S Monaco Pkwy #310 | Denver, CO 80224
www.megastarrealtyco.com | 303.523.0789

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Highlights

- **100% Leased to two tenants**
- **Located in great neighborhood, Sherwood**
- **Newer finished and restaurant in larger unit**
- **Close proximity to I-25 and US 36**
- **Strong tenants with long operating history (2011)**

Property Facts

Current NOI.	\$108,732
Current Cap Rate.	7%
January 2025 NOI.	\$126,780
January 2025 Cap	Rate: 7.8%
Occupancy	100%
Building Size.	5,900 sq.ft
Price Per Sq.ft	Building: \$261
Land Size: 0.55 Acres (23,958 sq.ft)	
County	Adams
Parking.	30+ spaces
Year Built.	1977
Taxes.	23,851 (2023)

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Tenant: Delunas Panaderia Y Taqueria

Square Footage

2,000 sq.ft

Gross Lease

\$4,181 Monthly

2025 PSF

\$25.1

2025 Annual Gross Rents

\$50,172

NOI 2025

\$42,780

Occupancy

100%

Lease End Date

12/31/2027

Annual Increases

5%

Options

**5 year renewal
(tenant option)**



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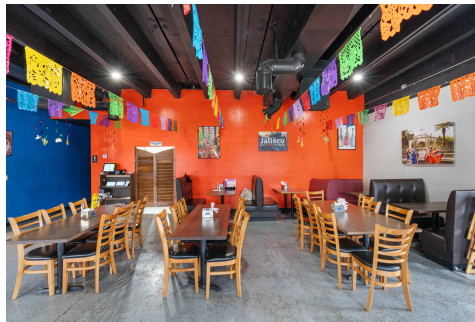


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Tenant: The Perla Tapatia Mexican Restaurant



Square Footage

3,900 sq.ft

Gross Lease

\$8,750 Monthly

2025 PSF

\$26.93

2025 Annual Gross Rents

\$105,000

NOI 2025

\$67,200

Occupancy

100%

Lease End Date

12/31/2029

Annual Increases

5%

Options

**5 year renewal
(tenant option)**

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