

4255-65 SOUTH SANTA FE DRIVE, SHERIDAN, CO 80110

RETAIL AND/OR LAND FOR SALE



PROPERTY DESCRIPTION

The subject property has a 4,900 sf retail building with a lease in place through Oct 31, 2027, with options that could be extended until 2042.
Available for \$3,500,000

The adjoining 1.17 ac is also available for sale for recently reduced from \$2,500,000 to \$1,799,000

PROPERTY HIGHLIGHTS

- Stable retail investment
- 10% increase in rates every option period
- The current tenant has been in the property since 2007
- Lot 2 has \$2,100/mo from the m-t-m tenant leasing a portion of the parking lot
- Monument Sign
- Ample Parking

OFFERING SUMMARY

Sale Price:	retail: \$3,500,000 - Land: \$1,799,000
Number of Units:	1
Lot Size:	retail: 0.73 Acres - Land: 1.17ac
Building Size:	retail: 4,900 SF
NOI:	retail: \$226,800
Cap Rate:	retail: 6.48%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	712	3,694	13,091
Total Population	1,460	8,031	27,782
Average HH Income	\$74,505	\$78,164	\$75,220

MARK PYMS

Broker/Owner
O: (303)-966-0690 | C: (720)-318-9454
Mark@pcgcre.com



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Additional Ground -
Leased m-t-m



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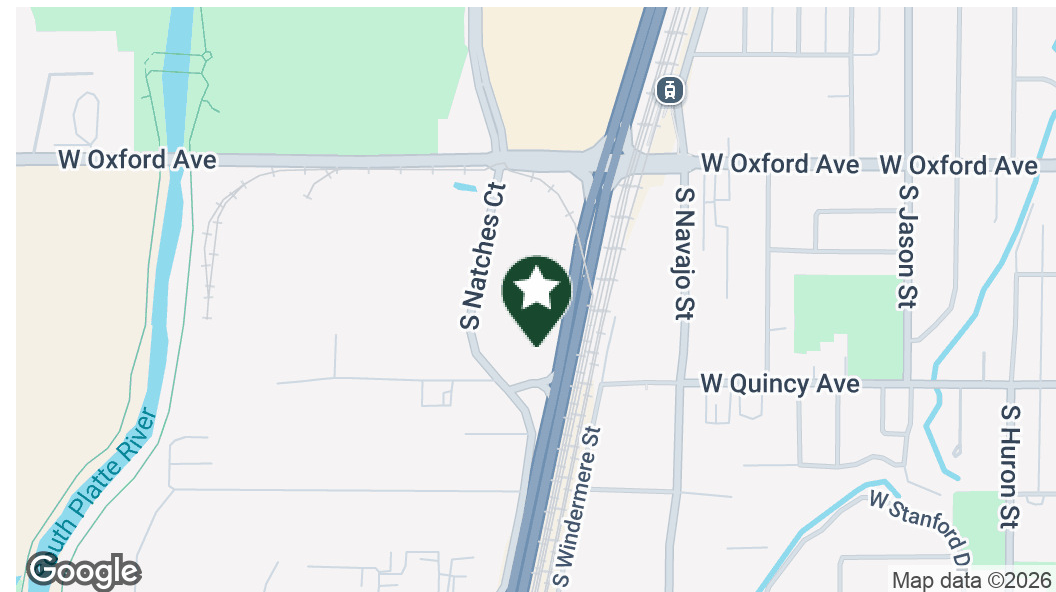
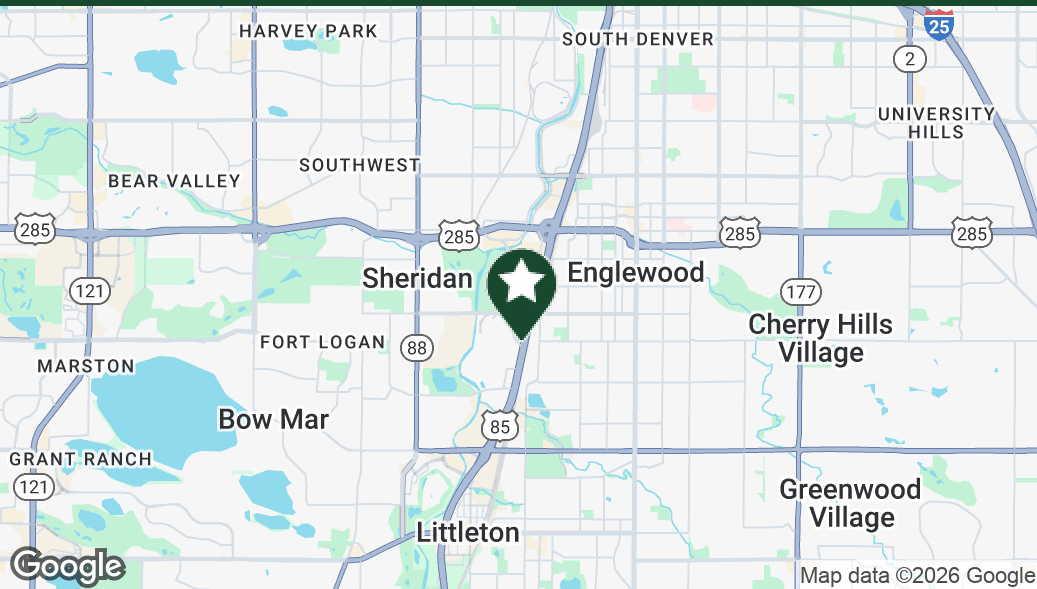


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LOCATION DETAILS

Market	Denver
Sub-Market	Sheridan
County	Arapahoe
Cross Streets	Santa Fe Dr and Quincy Ave



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Property Type	Retail
Property Subtype	Street Retail
APN	.
Building Size	4,900 SF
Lot Size	0.73 Acres
Year Built	1940
Number of Floors	1
Average Floor Size	4,900 SF

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RETAIL PROPERTY FOR SALE



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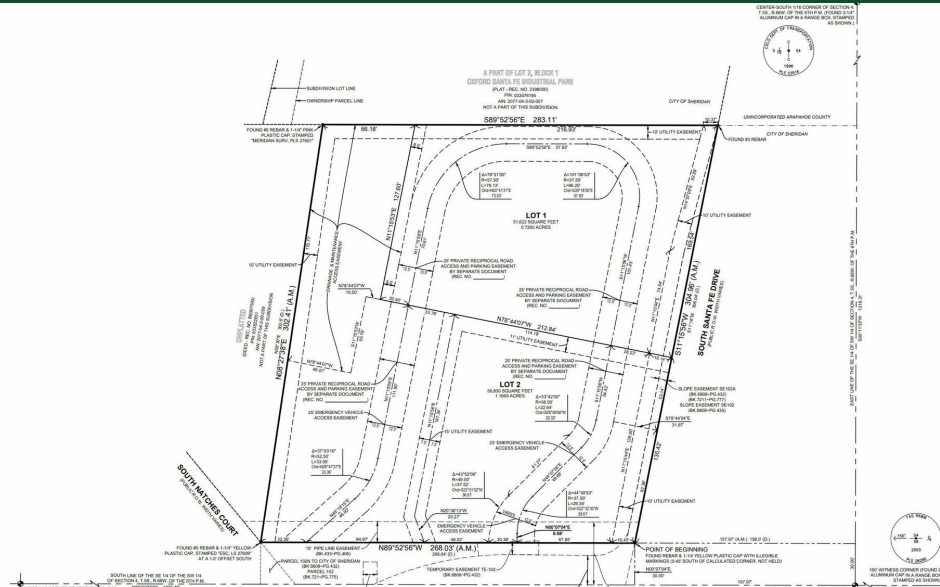
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4265 SOUTH SANTA FE DRIVE | SHERIDAN, CO 80110



LAND FOR SALE - LOT 2



ADDITIONAL LOT INFORMATION

- LOT 2 - 1.17 acres
- Zoned: BUS-1
- Opportunity Zone
- Can be sold with or separately from adjoining retail
- Generates \$1,750/mo from a Month-to-Month Tenant
- Excellent Visibility
- Call the Listing Broker to discuss all options

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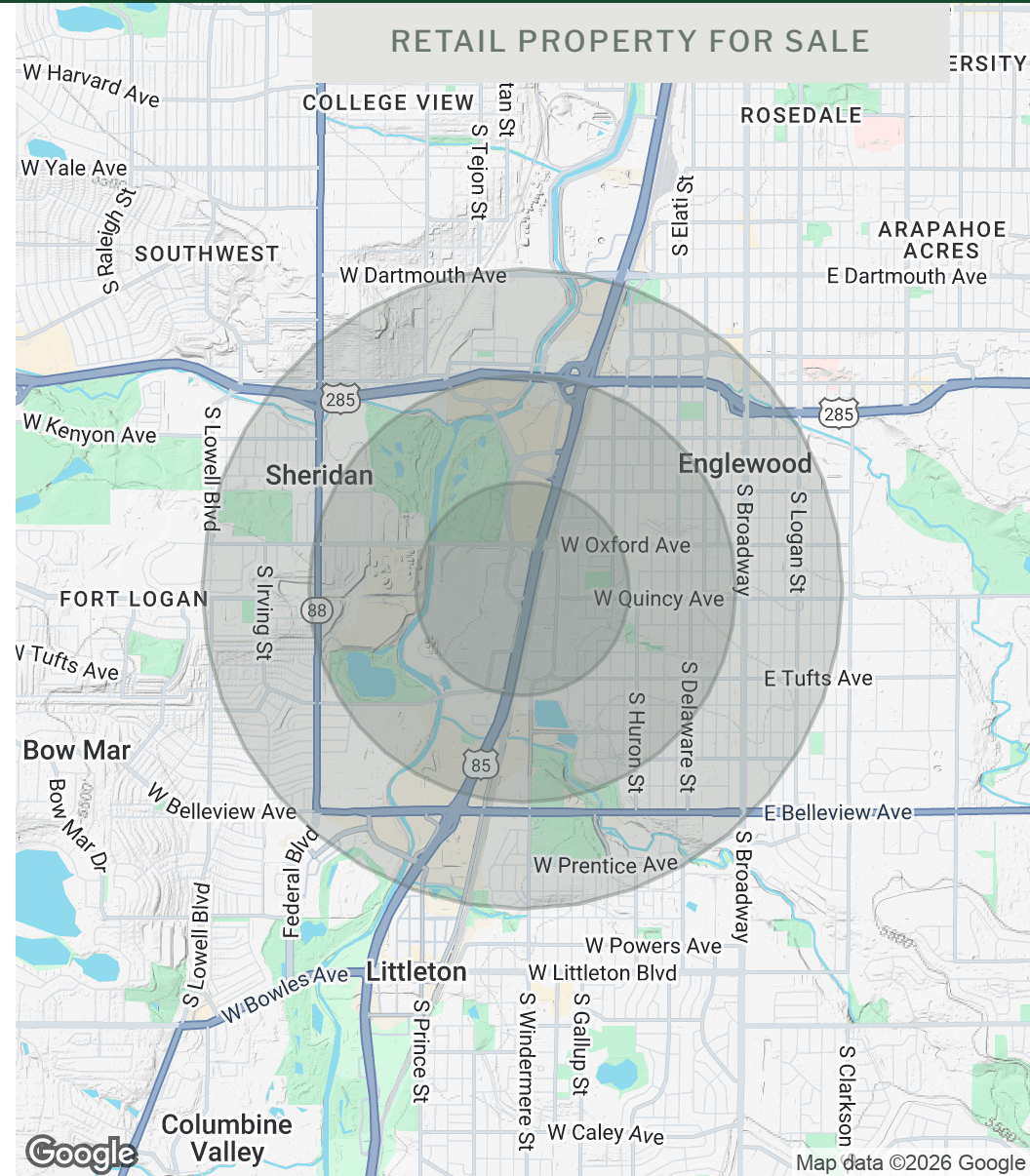
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,460	8,031	27,782
Average Age	38.6	39.3	37.1
Average Age (Male)	43.7	41.2	37.7
Average Age (Female)	35.8	37.5	37.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	712	3,694	13,091
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$74,505	\$78,164	\$75,220
Average House Value	\$359,761	\$329,618	\$296,372

2020 American Community Survey (ACS)

TRAFFIC COUNTS

Santa Fe Drive and W Oxford Avenue	67,985 /day
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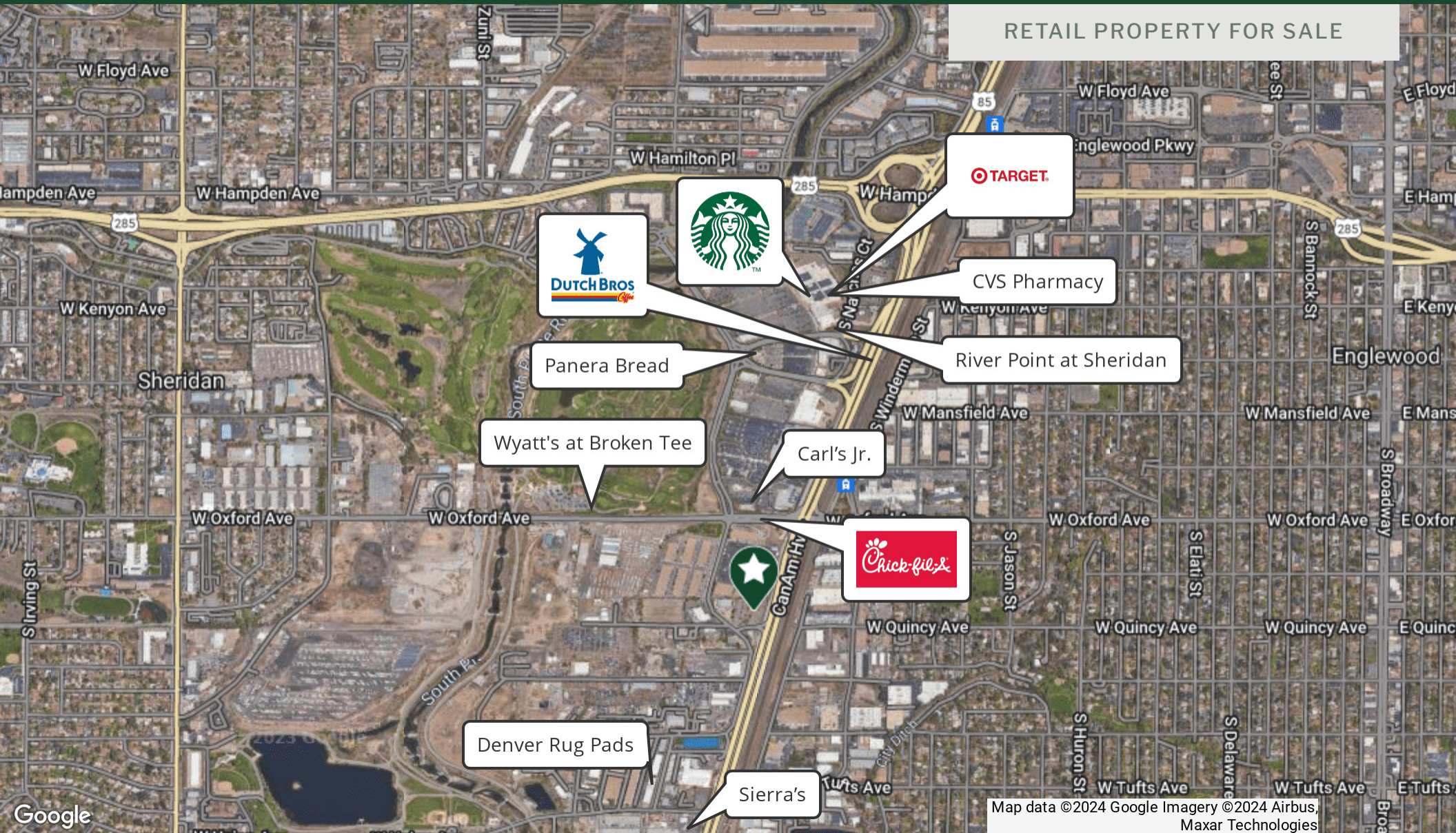
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