



4611 PEORIA ST, DENVER, CO 80239



4621 PEORIA ST, DENVER, CO 80239



4631 PEORIA ST, DENVER, CO 80239

PEORIA STREET PLAZA

4611, 4621, & 4631 PEORIA STREET DENVER, COLORADO 80239

CONFIDENTIAL OFFERING MEMORANDUM

TWO STRIPS CENTERS + ONE SINGLE TENANT NET LEASED BUILDING



INVESTMENT CONTACT

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PRINCIPAL

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EXECUTIVE SUMMARY

LIST PRICE: \$8,900,000 | CAP RATE: 7.29%

PROPERTY DESCRIPTION

BUILDING TYPES:

**RETAIL – 2 STRIP CENTERS + 1 FREESTANDING
SINGLE TENANT AUTOMOTIVE**

BUILDING SIZE:

**20,710 SF (4611: 12,285 SF, 4621:
6,869 SF, 4631: 1,556 SF)**

LOT SIZE:

**3.22 ACRES (4611: 58,507 SF, 4621:
51,939 SF, 4631: 29,794 SF)**

ZONING:

B-8

YOC:

2006 (4611 & 4621) & 2024 (4631)



INVESTMENT HIGHLIGHTS

TWO NEIGHBORHOOD STRIP CENTERS (2006 YOC) + FREESTANDING STNL TAKE 5 OIL GROUND LEASE (2024 YOC)

HIGH-TRAFFIC LOCATION: DIRECTLY NORTH OF THE PEORIA EXIT ON I-70 (COLORADO'S MAJOR EAST/WEST HIGHWAY)

DENSE INFILL LOCATION IN THE CITY OF DENVER

SERVICE & DAILY NEEDS TENANTS CATER TO THE NEIGHBORHOOD

SEPARATE LOTS CREATE VALUE-ADD & BASIS REDUCTION OPPORTUNITIES THROUGH INDIVIDUAL SALES

LEASE RATE UPSIDE: ONE LONG-TERM TENANT'S RENT IS APPROXIMATELY 50% OF MARKET



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RENT ROLL

SUITE	TENANT	GLA	% OF GLA	LEASE COMMENCE	LEASE EXPIRE	ANNUAL RENT	RENT/ SF	CHANGES ON	CHANGES TO	OPTIONS	LEASE TYPE
4611-A1	Rusty's Vape & Smoke	1,642	7.9%	11/01/15	05/31/26	\$31,379	\$19.11	06/01/27	\$19.68	One 5 Year Option (3% Annual Rent Increases)	NNN
4611-A2	Blendz Barbershop	1,322	6.4%	11/01/25	10/31/35	\$40,850	\$30.90	07/01/27	\$31.83	None	NNN
4611-B	Choc Lit City Lounge	2,662	12.9%	02/01/20	05/31/32	\$77,145	\$28.98	06/01/27	\$29.85	None	NNN
4611-C	Jamaican Jerk & BBQ	2,067	10.0%	02/01/20	05/31/32	\$59,910	\$28.98	06/01/27	\$29.85	None	NNN
4611-D1	Metro by T-Mobile	1,221	5.9%	11/01/16	10/31/27	\$37,006	\$30.31	02/01/27	\$30.91	None	NNN
4611-D2E	Fast Cash Pawn & Jewelry	3,371	16.3%	11/08/11	10/31/31	\$107,868	\$32.00	11/01/31	\$35.84	Three 5 Year Options (12% Rent Increase at Each)	NNN
4621-F1	Taxes America	1,200	5.8%	05/01/21	04/30/32	\$37,817	\$31.51	05/01/27	\$32.46	None	NNN
4621-F2	Guap@s Beauty Salon	1,180	5.7%	01/01/25	07/31/26	\$37,187	\$31.51			None	NNN
4621-G1	IOM Driving Academy	1,500	7.2%	04/01/26	07/31/36	\$48,000	\$32.00	04/01/27	\$32.96	None	NNN
4621-G2	Fred Loya Insurance	909	4.4%	12/01/22	11/30/27	\$29,799	\$32.78	12/01/26	\$33.77	None	NNN
4621-H	Gorditas Dona Juana (drive thru)	2,080	10.0%	11/01/21	04/30/27	\$74,914	\$36.02			None	NNN
4631	Take 5 Oil Change (Ground Lease)	1,556	7.5%	04/01/22	03/31/37	\$67,000	\$43.06	04/01/27	\$45.37	Three 5 Year Options (10% Rent Increase at Each)	NNN
TOTAL VACANT		0	0.0%			\$0					
TOTAL OCCUPIED		20,710	100.0%			\$648,874					
TOTAL		20,710	100.0%			\$648,874					

The rent roll assumes Rusty's Vape & Smoke exercises their one remaining extension option, which they must do at least 90 days before the end of the current term.

Choc Lit City Lounge and Jamaican Jerk & BBQ are under one lease.

Fast Cash Pawn & Jewelry's rent is \$21.36/SF until 10/31/26. They just signed a lease extension with rent increasing to \$32/SF on 11/1/26 and received a full one hundred percent (100%) base rent abatement credit for the first fifteen (15) months over the life of the extension term.

Taxes America runs an ice cream shop out of a separate entrance in their space.

Guap@s Beauty Salon assumed the lease of a previous tenant. The rent roll assumes they extend their lease at the current rent.

IOM Driving Academy is moving into a space occupied by One Main Financial until 3/31/26 and will receive the first four months of base rent as a credit and a maximum tenant improvement allowance of \$30,000.



INCOME & EXPENSES

INCOME	CURRENT	PER SF
Base Rent		
Occupied Space	20,710 SF	\$648,874
GROSS POTENTIAL RENT	\$648,874	\$31.33
Other Income		
Expense Reimbursements	\$243,349	\$12.70
Gross Potential Income	\$892,223	\$43.08
EFFECTIVE GROSS INCOME	\$892,223	\$43.08
EXPENSES		
Real Estate Taxes	\$111,269	\$5.81
Insurance	\$23,242	\$1.21
CAM		
Water & Sewer	\$11,514	\$0.60
Snow Removal	\$11,619	\$0.61
Landscaping	\$6,650	\$0.35
Trash	\$7,233	\$0.38
Maintenance & Repairs	\$4,426	\$0.23
Electricity	\$2,800	\$0.15
Parking Lot Maintenance	\$18,000	\$0.94
TOTAL CAM	\$62,241	\$3.25
Management Fee	\$14,400.00	\$0.75
Bookkeeping	\$18,000	\$0.94
Administrative Fees	\$14,196	\$0.74
TOTAL EXPENSES	\$243,349	\$12.70
% OF EGI	27.3%	
NET OPERATING INCOME	\$648,874	\$31.33

Note: Take 5 Oil Change is on an absolute net ground lease and takes care of their property directly.



LOCATION MAP



Population		Households		AVG HH Income	
1 Mile	9,826	1 Mile	2,967	1 Mile	\$72,351
3 Mile	105,540	3 Mile	33,879	3 Mile	\$106,333
5 Mile	266,984	5 Mile	91,241	5 Mile	\$96,070

LOCATION MAP



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