

4595 S Santa Fe Dr



Presented by
Keller Williams Urban Elite - Commercial

4595 S Santa Fe Dr, Englewood, CO 80110



Price: Upon Request

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Ideal, high visibility location on busy South Santa Fe Drive (72,000 VPD) on a rare signalized intersection at Union Blvd. Comps nearby reflect high value for this area. Opportunity to purchase existing business and FF&E. Utilize this freestanding retail, scrape and build, or buy the business and building to enjoy \$200,000 NOI.

Redevelopment: The City of Englewood has indicated that a rezone to Residential will be favorably considered. A parcel nearby sold for a higher \$/AC and was scraped to create a now lucrative high-rise. No limit on building height allowance for any structure allowed under I-1 zoning. What pencils for your developer? Present it as a written offer.

Allowed uses:

Office, Car Dealership Tower, Self Storage Tower, or Parking Tower. Other allowed uses include C-Store, Grocery, Gas Station, Cannabis, Live/work, Hookah Lounge, Physical Fitness, Check Cashing, Bank, Brew Pub, Strip Club, Medical Clinic, Hospital, Dry Cleaner, Tattoo Shop, General Retail, Other Adult Use, Parking Facility, Auto Sales and more. Due to new spacing regulations, this is the only small portion of Englewood remaining for a Cannabis Use. Once another Cannabis use



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nearby is utilized, this property will no longer be available for Cannabis. This was previously a restaurant with dumb waiter from downstairs to upstairs. Some restaurant infrastructure intact.

Adjacent parcels can also be acquired for assemblage---making a perfect gas station spot to put 7-11 across the street out of business. Total acreage of this parcel is .99AC including a .24 AC easement on east side. GLA of 10,586 SF includes basemen---5,293 SF upstairs and 5,293 SF basement. All information provided to be verified by purchaser.

Excellent visibility off of South Santa Fe---over 65,000 VPD on rare signalized intersection.

Large Pylon Signage

Freestanding Retail building with two fireplaces---old Mexican Restaurant

Unlimited build height under I-1 Zoning

City has indicated favorable sentiment toward a rezone to Multifamily

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Property Photos



Santa Fe Roof looking South 4



Behind building 3

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Property Photos



Entrance facing in



Front of Building inside

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Property Photos



Roof Santa Fe looking West 1



Stairs to 5,200 SF basement

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Property Photos



Back of Santa Fe 2



Photo blurred Santa Fe 2

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Property Photos



Interior



Back of Santa Fe

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Property Photos



North yard of Santa Fe



Building Photo

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Location

