



3866-3880 S Broadway

3866-3880 S Broadway, Englewood, CO 80113



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3866-3880 S Broadway

\$2,500,000

Fully leased investment property with potential for future redevelopment

Capital Expenditures:

New storefront 2023

New roof 2024

Expanded water service to 1" tap + capped 3/4" irrigation supply line

New 100 gallon water heater 2023

Excavated and replaced entire sewer service 2024...

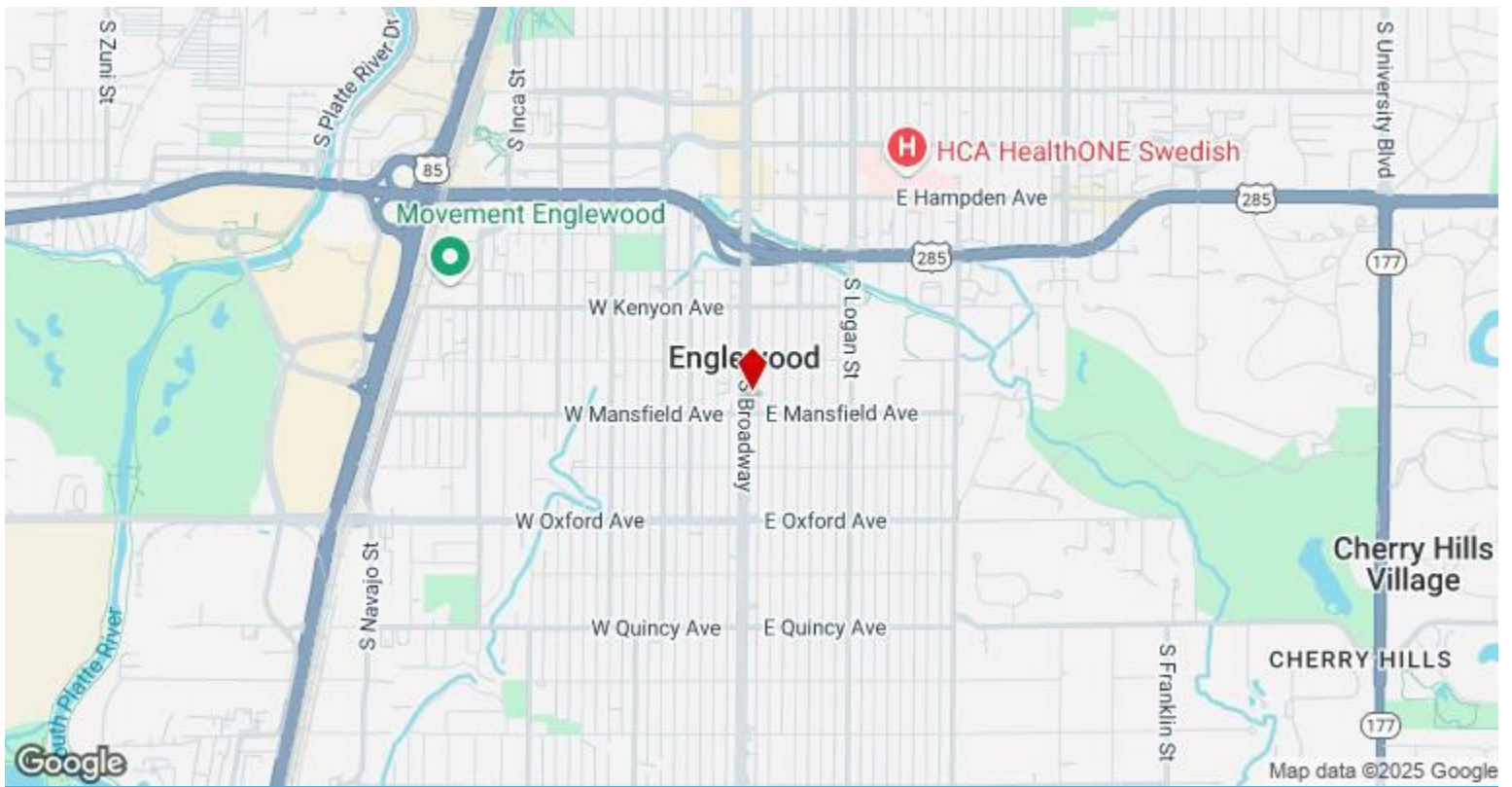
- High visibility property on South Broadway
- Large parking lot with 36+ spaces
- Major capital expenditure over last few years



Price:	\$2,500,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	4.83%
Lot Size:	0.43 AC
Gross Building Area:	4,328 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1961
Tenancy:	Multiple
Parking Ratio:	8.32/1,000 SF
Zoning Description:	MU-B-2
APN / Parcel ID:	2077-03-1-19-019

Major Tenant Information

Tenant	SF Occupied	Lease Expired
La Chula	-	12/2026
	-	
Malia Massage	-	Month to Month



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Property Photos



Building Photo with Parking Lot



Building Photo

Property Photos



Rear Office Space



Rear Building with Garage

Property Photos



Rear of Restaurant



Aerial View

