

FOR SALE

REVA Dental Implant Center

9210 W Colfax Avenue | Lakewood, CO



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PROPERTY OVERVIEW

PURCHASE PRICE:	\$3,945,000
NOI:	\$236,604
CAP RATE:	6.00%
BUILDING SIZE:	4,151 SF
LAND SIZE:	0.47 AC
YEAR BUILT/RENOVATED:	2011/2025

INVESTMENT HIGHLIGHTS

- **Long Term Lease** - 15-year lease including three, five-year options
- **Passive Lease Structure** - Triple-Net (NNN) lease with limited landlord responsibilities
- **Scheduled Rental Increases** - 3.0% annually throughout primary term and options
- **Excellent Visibility & Access** - hard corner of W Colfax Ave (31,900 VPD) and Garrison St (6,000 VPD)
- **Affluent Demographics** - average household income of \$114,367 within three miles
- **Densely Populated Area** - 345,578 people across 54,417 households within three miles

SALES TEAM

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