

7580 SHERIDAN BLVD

7580 SHERIDAN BLVD ARVADA, CO 80003

SALE PRICE \$825,000
SIZE 2,275 SQFT
SALE TYPE INVESTMENT
USE RETAIL



CONTACTS:

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Legacy Realty Group

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- Verifying property conditions, zoning restrictions, and compliance with applicable local, state, and federal regulations.
- Assessing the financial performance of the property, including reviewing leases, rental income, expenses, and other operational metrics.
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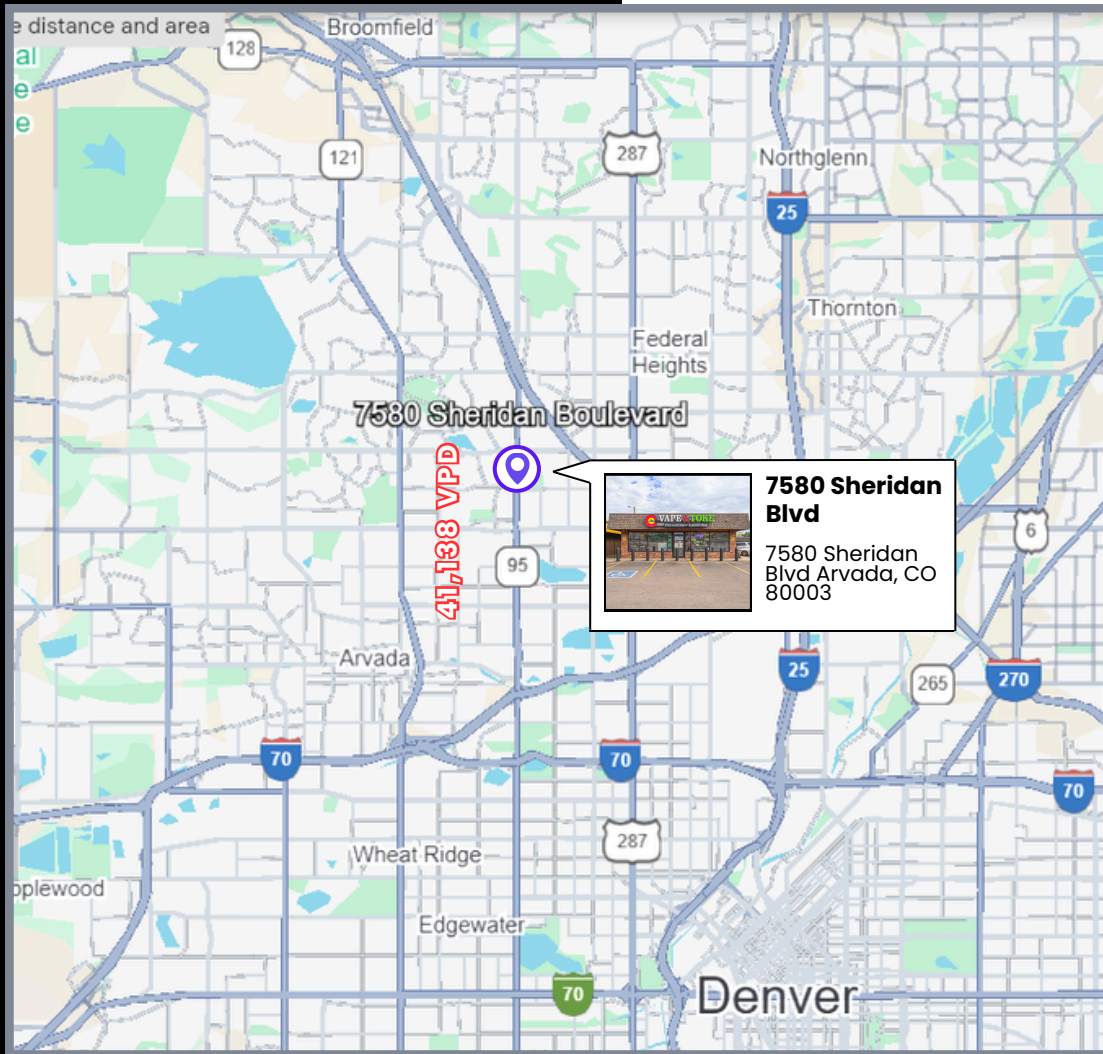
PROPERTY
EVALUATION



LOCATION

7580 SHERIDAN BLVD

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Sale Price:	\$825,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	-
Sale Type:	Investment
Lot Size:	0.46 AC
Rentable Building Area:	2,275 SF
Sale Conditions:	None
No. Stories:	1
Year Built:	1971 / 2015
Tenancy:	Single
Parking Ratio:	10.00/1,000 SF
Zoning Description:	-
APN / Parcel ID:	1719-31-3-01-022
Walk Score®:	Very Walkable (70)

Prime single-tenant retail property on busy Sheridan Blvd in Arvada. This 2,275 SF building on a 0.46-acre lot was renovated in 2015 and features two restrooms, excellent visibility, and ample parking. Leased to a successful vape retailer with a loyal customer base, this property offers strong income and long-term investment stability.

- Surrounded by national retailers and strong traffic counts
- Easy access to major thoroughfares connecting Arvada, Westminister, and Denver

COMPARABLE
SUMMARY

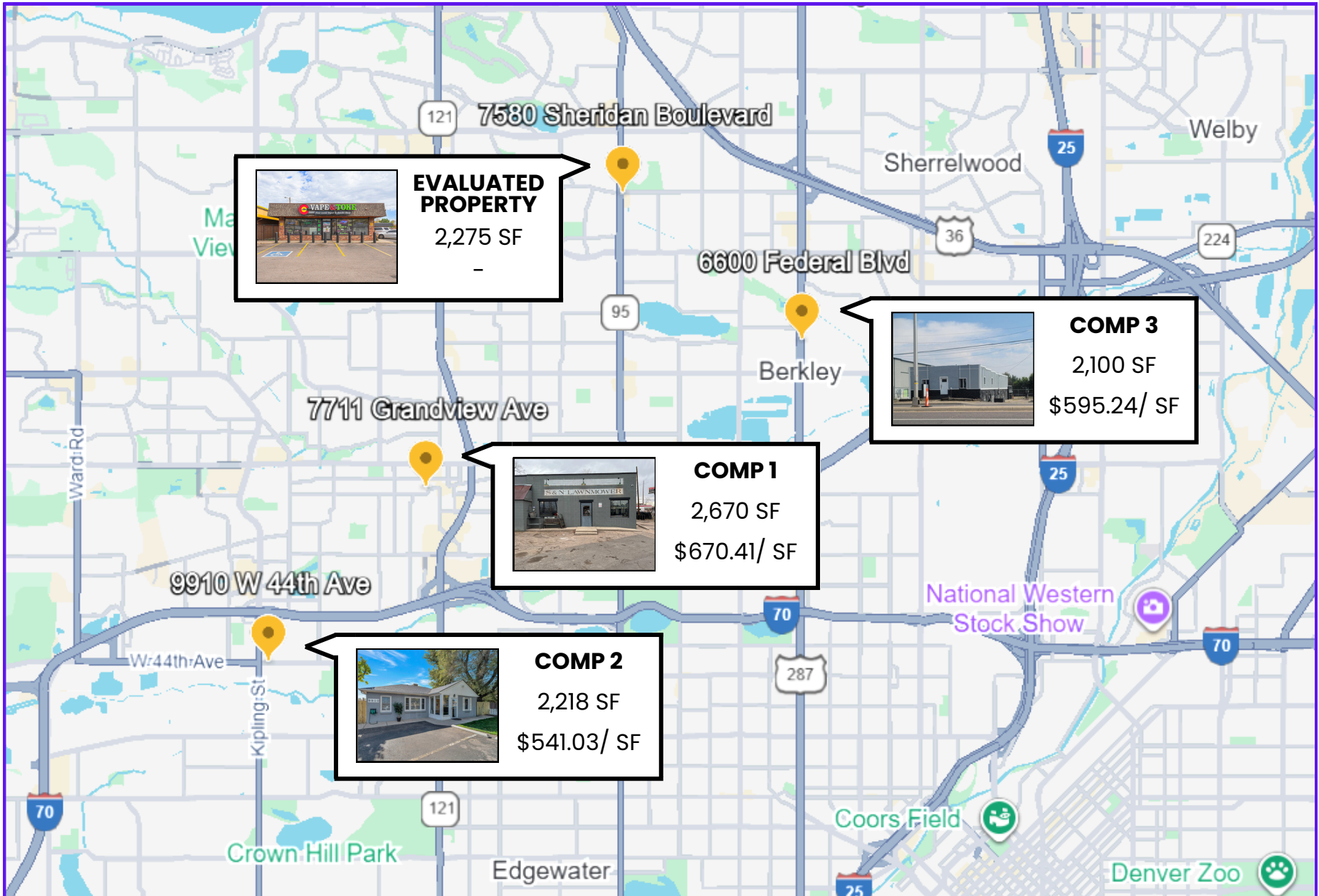
VAPE & GLASS CBD & KRATOM



COMPARABLE FOR SALE LISTINGS SUMMARY

PROPERTY	YR BUILT	CLASS	LOT	ACTIVE PRICE	PRICE/ SF	AVAILABLE SPACE	OCCUPANCY
EVALUATED PROPERTY							
7580 SHERIDAN BLVD, ARVADA, CO 80003	1971/2015	-	0.46 AC	-	-	2,275 SF	OCCUPIED
COMP 1							
7711 GRANDVIEW AVE, ARVADA, CO 80002	1955	B	0.27 AC	\$1,790,000	\$670.41/ SF	2,670 SF	OCCUPIED
COMP 2							
9910 W 44TH AVE, WHEAT RIDGE, CO 80033	1952	C	0.29 AC	\$1,200,000	\$541.03/ SF	2,218 SF	NOT OCCUPIED
COMP 3							
6600 FEDERAL BLVD, DENVER, CO 80221	1955	C	0.46 AC	\$1,250,000	\$595.24/ SF	2,100 SF	OCCUPIED
AVERAGE	1954		0.34 AC	\$1,413,333	\$602.22/ SF	2,329 SF	

COMPARABLE FOR SALE LISTINGS MAP



LEASE
ANALYSIS





SCHEDULE OF MINIMUM RENT

Lease Start Year:	2025
Lease Start Rate:	\$24.15/SF
Lease Start Monthly Rate:	\$4,578.44/Month
Yearly Lease Rate:	\$54,941.28
Current Lease Rate Monthly:	\$4,578.44/Month
Total Lease Rate:	\$629,840.20
Lease End Date:	June 30, 2035

	<u>Price per SF</u>	<u>Price per month</u>
Year 1	\$24.15	\$4,578.44
Year 2	\$24.87	\$4,714.94
Year 3	\$25.62	\$4,857.13
Year 4	\$26.39	\$5,003.10
Year 5	\$27.18	\$5,152.88

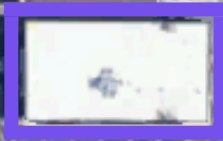
	<u>Price per SF</u>	<u>Price per month</u>
Year 6	\$28.00	\$5,308.33
Year 7	\$28.84	\$5,467.58
Year 8	\$29.70	\$5,630.63
Year 9	\$30.59	\$5,799.35
Year 10	\$31.51	\$5,973.77

41,138 VPD



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