

# 1450 - 1470 S. SANTA FE DRIVE

1450 - 1470 S. Santa Fe Drive, Denver, CO 80223



## PROPERTY DESCRIPTION

Shops on Santa Fe offers a unique opportunity for an investor to own a triple net lease retail center generating income from the current national and local established tenants: Sankalpa Pole Fitness, YLo Epicure (a catering company), Fred Loya (national credit insurance company), California Carnitas (Mexican fast-food restaurant) and Evolution Tattoo. All leases are triple net leases. There is a digital Monument signage on Santa Fe.

## OFFERING SUMMARY

Sales Price:	\$2,800,000
Number of Units	Multiple up to 6
Lot Size:	0.58 Acres
Building Size:	10,270 SF
Zoning	B-4 General Business
Property Type	Shopping Center
Taxes	\$42,665 - 2024
Year of Construction	2006
Parking	38



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## PROPERTY HIGHLIGHTS

- High Traffic and Visibility in a prime location
- Traffic Count 80,000 per day
- Cross Streets W. Arkansas & W. Florida
- Abundant parking with great access points
- Value-add opportunity.
- Across from Overland Park Golf Course
- Nearby retail includes McDonald's, Citywide Bank and Starbucks
- Gateway into the Santa Fe Art District
- 1470 S. Santa Fe Dr. roof replaced in 2023



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RETAIL PROPERTY FOR SALE

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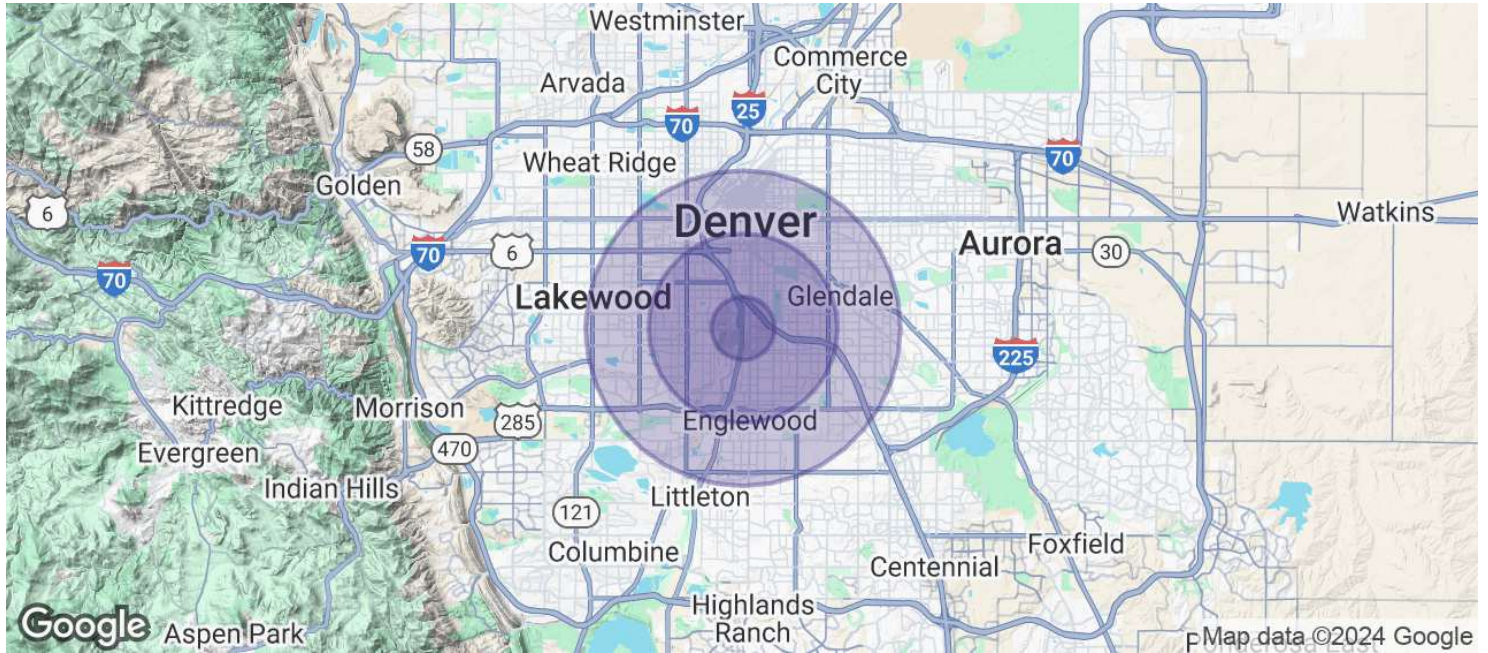
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,087	157,079	430,086
Average Age	33.2	32.7	34.1
Average Age (Male)	32.7	32.5	33.9
Average Age (Female)	34.4	33.8	35.0

## TRAFFIC COUNTS

Santa Fe	80,000/day
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\* Demographic data derived from 2020 ACS - US Census



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Sankalpa Pole Fitness	1450 A	3,000	12/10/23	3/10/29	\$58,500	29.21	\$19.50
Evolution Tattoo	1450 B	2,100	3/01/21	2/28/26	\$32,126	20.45	\$15.30
California Carnitas	1470 A	1,400	11/01/15	4/30/25	\$24,500	13.63	\$17.50
Fred Loya	1470 B	750	9/14/20	9/14/25	\$13,200	7.3	\$17.60
Yi.Lo Epicure	1470 C-D	2,512	9/01/23	9/1/26	\$48,984	24.46	\$19.50
<b>TOTALS/AVERAGES</b>		<b>9,762</b>			<b>\$177,310</b>		<b>\$18.16</b>

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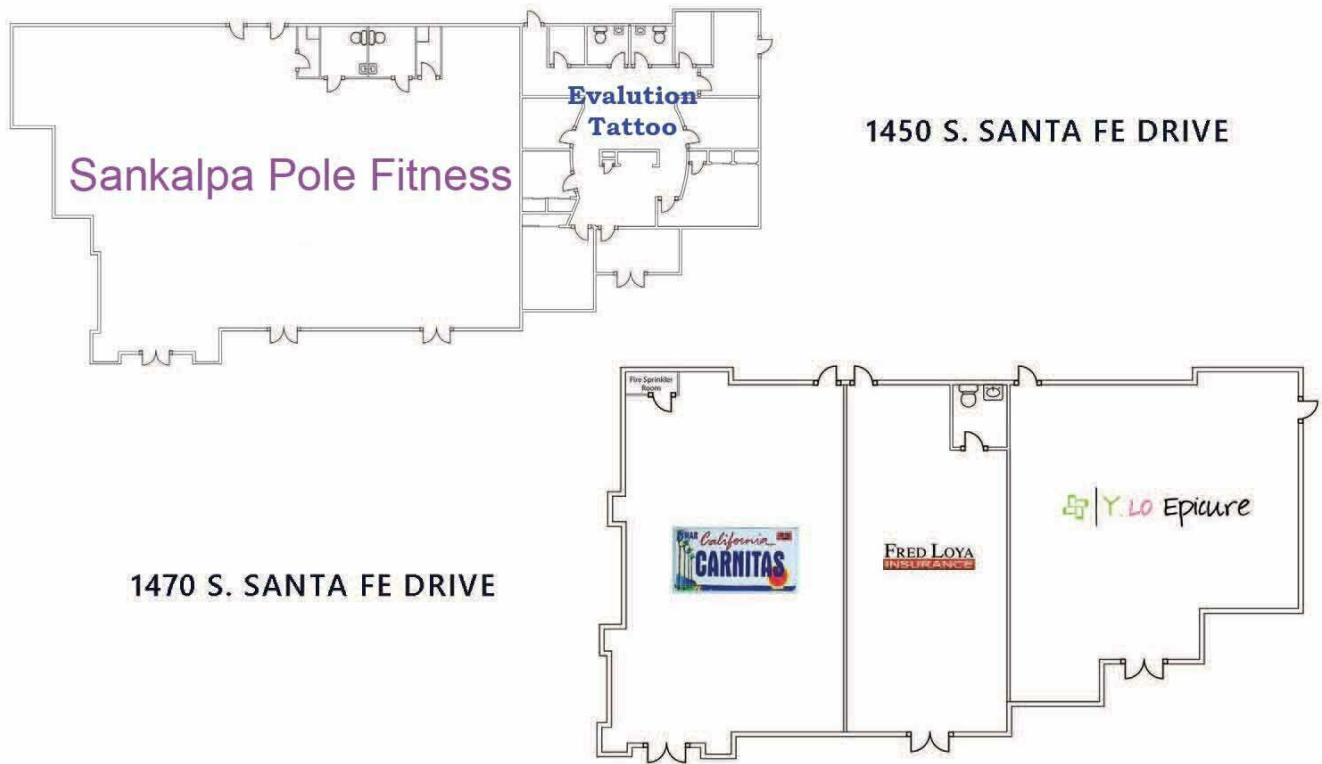
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## FLOOR PLANS



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