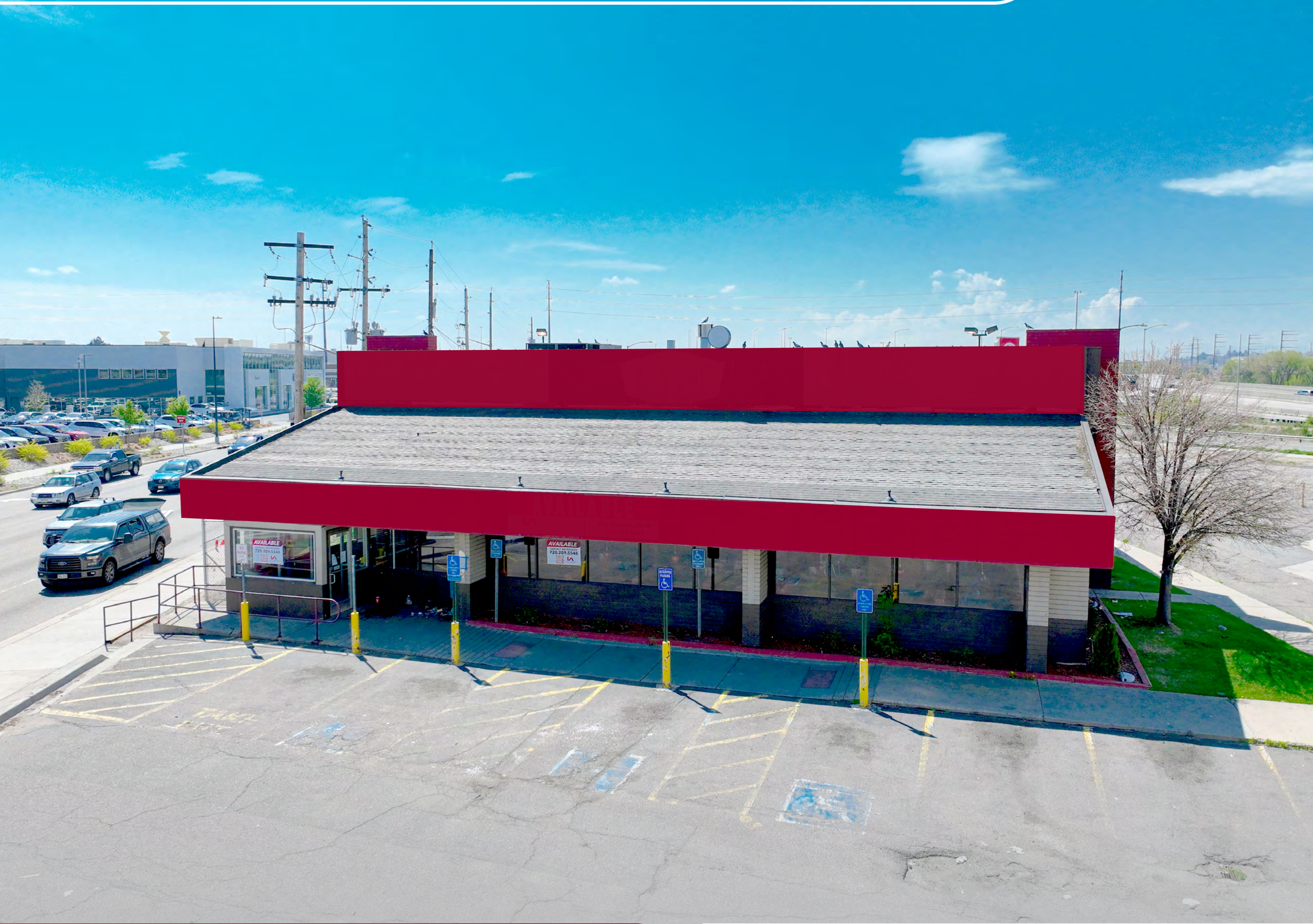
INVESTMENT SALE

900 WEST ALAMEDA AVE

Denver, Colorado 80223

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

COVERED LAND PLAY | REDEVELOPMENT SITE



Call Broker For More Information

POTENTIAL ASSEMBLAGE

PLEASE CONTACT

RAY ROSADO, CCIM | Principal
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PROPERTY HIGHLIGHTS

- Growing Multifamily and TOD Development in Area
- Great Transit and Walkable Neighborhood
- 140′ Frontage on Alameda and 239′ on Santa Fe

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3,568 SF Building on 0.57 Acre For Sale

STABILIZED RETAIL INVESTMENT | HIGH-VISIBILITY I-25 CORRIDOR

Stabilized retail investment at a high-visibility, high-growth Denver intersection. 900 W Alameda offers **in-place income at a 7.00% cap rate**, anchored by restaurant infrastructure and 80 parking spaces – a rare combination in urban Denver.

Positioned at the intersection of Alameda Ave and Santa Fe Drive / Kalamath Street with 140' and 239' of frontage respectively, the property sits in the path of significant public and private investment along the I-25 corridor – offering investors durable cash flow with long-term redevelopment upside.

PROPERTY FEATURES

Building Area	3,568 SF
Lot Area	0.57 AC (24,829 SF)
Year Built	1972
Tenancy	Single Tenant
Zoning	C-MX-12
Frontage	140' Alameda / 239' Santa Fe
Walk Score®	70 – Very Walkable
Transit Score®	60 – Good Transit

PROPERTY HIGHLIGHTS

Established Restaurant Infrastructure
Turnkey for food & beverage operators

Exceptional Exposure
140' on Alameda Ave, and 239' on Santa Fe Dr

Flexible Zoning
C-MX-12 supports retail, restaurant, or bar use

Surging Area Growth
Surrounded by Multifamily & TOD developments

Walkable, Transit-Connected
Walk Score: 70, Transit Score: 60

140’
ALAMEDA FRONTAGE

239’
SANTA FE FRONTAGE

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ASKING PRICE | 7.00% CAP RATE

$1,897,000

YEAR 1: NOI ANALYSIS

Base Rent	$162,000 (Year 1)
Real Estate Taxes	($26,328)
Insurance	($2,830)
Total Expenses	($29,158)
Net Operating Income	**$132,842**
Cap Rate	**7.00%**
Asking Price	**$1,897,000**

Total contract rent through expiration: ~$839,750. Lease is modified gross – landlord covers taxes & insurance through month 27 (Dec 2027). Thereafter, tenant reimburses landlord for amounts over Base Year 2025, providing inflation protection on operating expenses.

LEASE SUMMARY

Tenant	**La Taqueria Chilanga**
Use	Quick-Serve Restaurant
Lease Type	Modified Gross
Commencement	Sept 2025
Expiration	March 2031
Escalations	3% Annual (Years 4-5)
Renewal Option	One 5-year, 3% Annual
Guaranty	**Personal (2 Principals)**
Security Deposit	$12,500

LATE-NIGHT DEMAND DRIVER

Tenant operates extended late-night hours, staying open until 4 AM on Thursdays, Fridays, and Saturdays, and until 2 AM the remaining nights of the week – capturing bar-close, weekend, and shift-worker traffic that most retail tenants miss. The site's I-25 visibility and direct frontage on three high-traffic arteries make it a natural fit for late-night food service, a use the prior tenant proved out over five decades of continuous operation at this location.

3,568 SF
BUILDING AREA

$531
PRICE/SF

$45.40
RENT/SF

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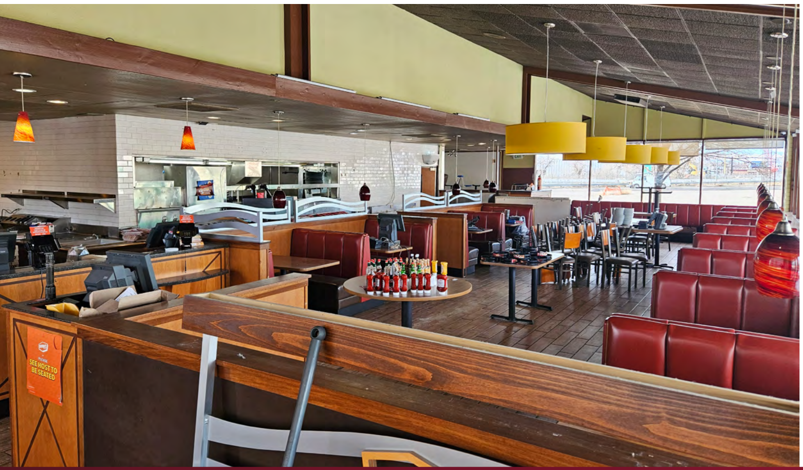

Alameda, Broadway & Santa Fe Improvements

Denver has several plans for the areas around Alameda, Broadway, and Santa Fe, including improving the underpass, enhancing the I-25 Santa Fe Interchange, and improving the area around Broadway and I-25.

ALAMEDA UNDERPASS

Alameda Underpass Rehabilitation

- The city has studied the Alameda Underpass to create a multi-modal vision for the area
- The preferred option includes improving pedestrian and cyclist infrastructure, and building a grade-separated pedestrian and cyclist bridge
- The city is exploring funding for the design and construction of the improvements

I-25 SANTA FE INTERCHANGE

Safety Improvements at West Alameda

- The West Alameda Bridge Replacement over South Platte River is part of a larger project to improve the I-25 Santa Fe Interchange
- The project includes building a water quality pond

BROADWAY AND I-25

Safety Improvements at Broadway & I-25

The city plans to expand multi-use pathways for pedestrians and cyclists

- The city plans to connect the Broadway bike lane to the RTD Broadway station
- The city plans to reconstruct local streets including Broadway, Kentucky, and Ohio
- The city plans to install new traffic signals at Ohio Avenue and at Broadway and Kentucky Avenue

NEARBY DEVELOPMENTS

Santa Fe Yards at Broadway Station

Four buildings totaling 1,000,000 SF (approx. 250,000 square feet each) on the second busiest light rail stop in Denver located in a lively, accessible mixed-use neighborhood. 1,000,000 square feet of build-to-suit office adjacent to the Broadway Station light rail stop in Denver. The site is positioned at the intersection of Santa Fe Drive and I-25 near the S Broadway thoroughfare, making it one of the most accessible and vibrant locations in the city. The conceptual design includes four 250,000 square foot buildings fronting a 5.3-acre city park and taking advantage of unimpeded Rocky Mountain views.

Broadway Park

At the nexus of multimodal transportation, convenient to car, truck, bus, rail, bicycle, and pedestrian mobility. Already well positioned for automobile access, it is now served by two light rail stations, is an important transfer point between multiple bus routes and several light rail lines, and will become a preferred bike and pedestrian route merging communities in central Denver.

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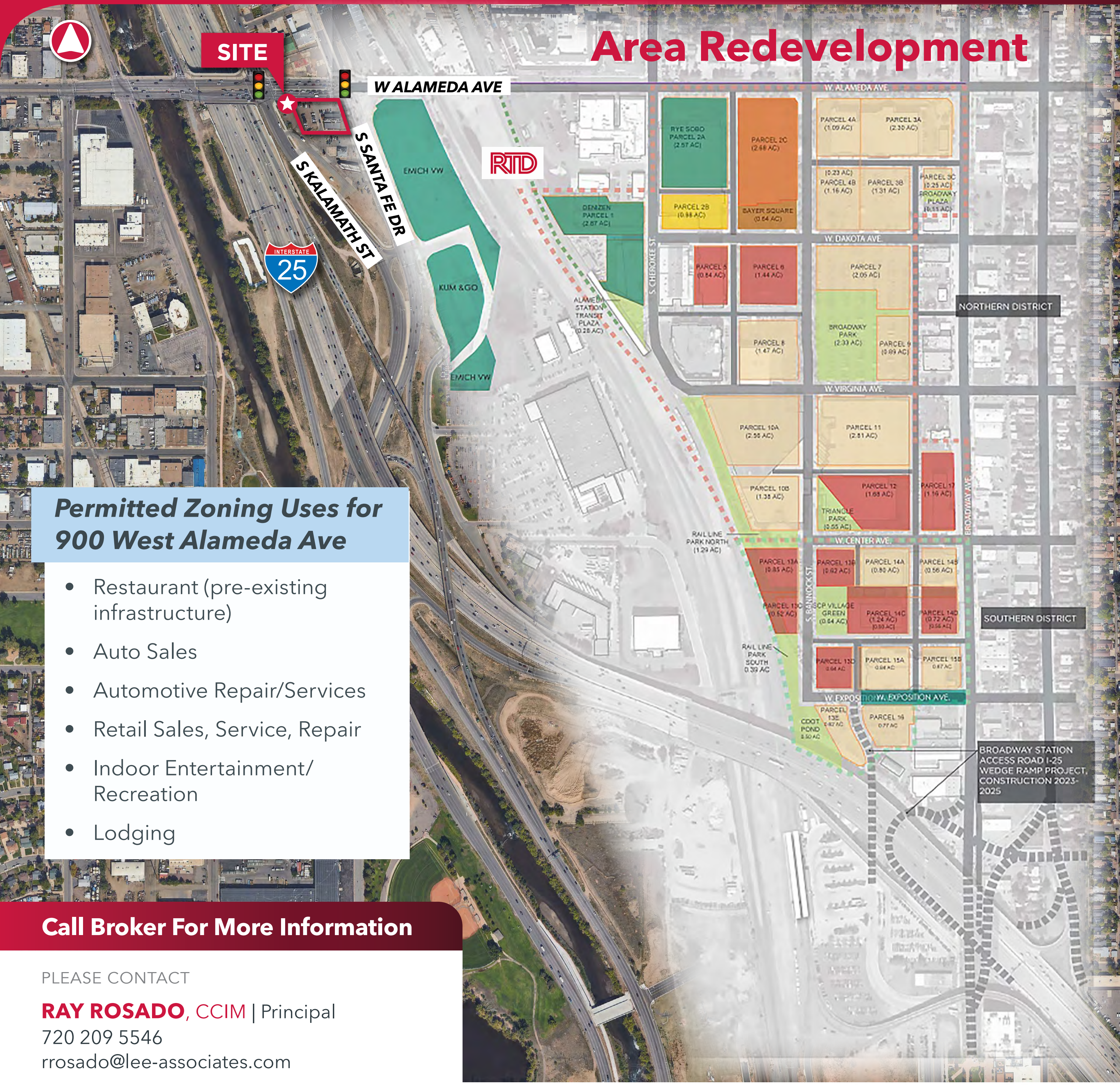

Permitted Zoning Uses for 900 West Alameda Ave

- Restaurant (pre-existing infrastructure)
- Auto Sales
- Automotive Repair/Services
- Retail Sales, Service, Repair
- Indoor Entertainment/ Recreation
- Lodging

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