

# 1716 W 72ND AVE

DENVER, CO 80221



REAL ESTATE & BUSINESS  
**FOR SALE**

#### REAL ESTATE CONTACT

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#### BUSINESS CONTACT

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[CLICK HERE](#) 

**TO SIGN THE NDA TO VIEW THE  
PACKET FOR THE BUSINESS**

## AVAILABILITY

Sale Price: \$1,400,000

2025 Property Taxes in 2026: \$25,648.51

Building SF: 4,400 SF

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## HIGHLIGHTS

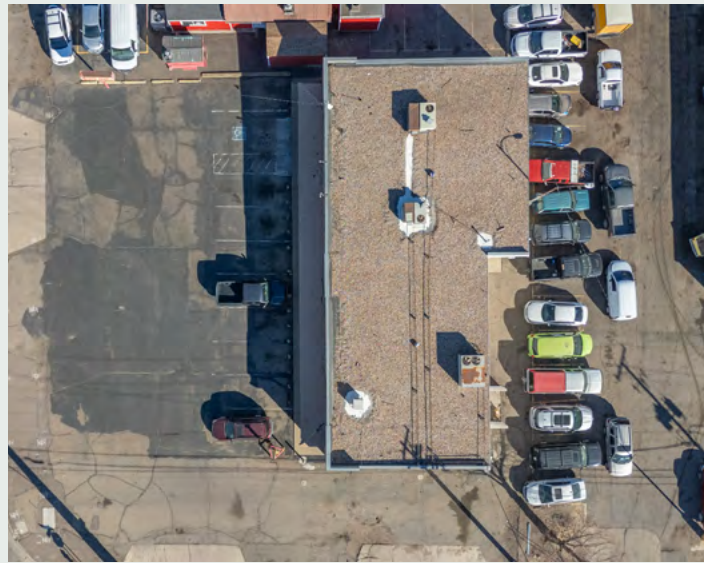
- Pawn shop business for sale with the real estate
- Freestanding retail building with a dedicated parking lot
- New exterior paint and parking lot coming soon
- Located in an established area off 72nd Ave in Denver, CO
- Dense population around the building



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## DOWNTOWN DENVER



**N Pecos St (29,023 VPD)**



**Samuel Dr (1,692 VPD)**

**W 72nd Ave (15,212 VPD)**





**WESTMINSTER PLAZA SHOPPING CENTER**

CHASE Walgreens

CHIPOTLE MEXICAN GRILL Wendy's 7-ELEVEN

BUFFALO WILD WINGS O'Reilly AUTO PARTS VASA FITNESS

DUNKIN'

Demographics			
	1 Mile	3 Miles	5 Miles
Population	21,956	125,694	362,316
Average HH Income	\$106,487	\$96,812	\$117,987
Daytime Population	3,458	51,954	146,757

Source: CoStar



Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.