

Property Information

- Fully-leased three tenant strip center on major Denver corridor
- Evergreen tenant mix with above-market escalation schedule
- Please inquire for rent roll

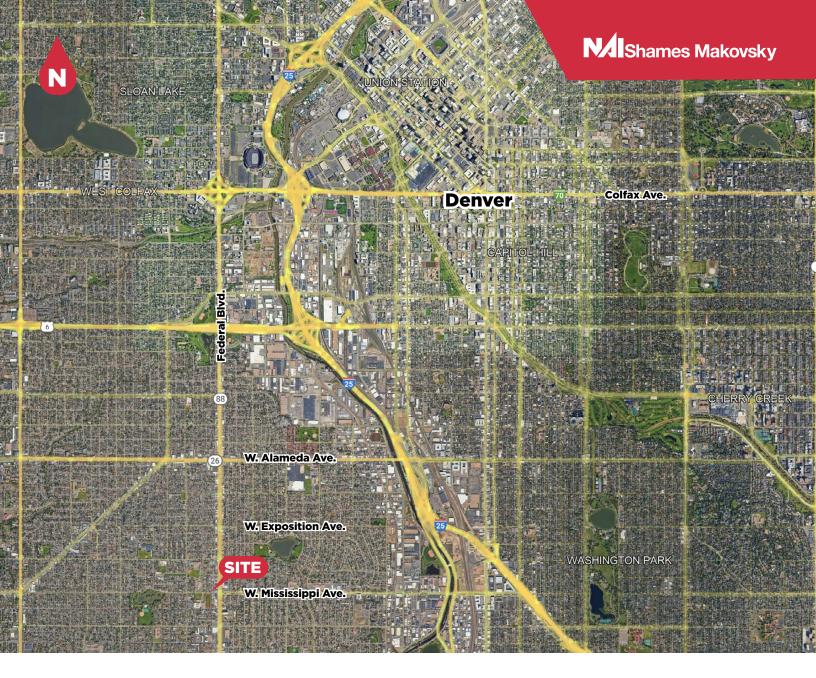
Sale Price: \$1,195,000

Cap Rate: 7.6%

Florist/party supply store	1,032 SF	
Cell phone store	671 SF	
Barber shop	671 SF	
Property Info		
SF - Building	2,374 SF	
SF - Land	5,974 SF	
Zoning	E-MX-3	
Taxes	\$11,277	

Joey Gargotto

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DEMOGRAPHICS	1 MI	3 MI	5 MI
2024 POPULATION	26,499	175,216	501,089
2029 PROJECTION	26,405	175,755	505,365
ANNUAL GROWTH 2020-24	-0.1%	0.1%	0.2%
AVG. HH INCOME	\$67,145	\$95,024	\$107,502
MEDIAN HH INCOME	\$53,161	\$70,906	\$79,136

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