

9601

W. 57TH PLACE

ARVADA, CO 80002

\$750,000
SALE PRICE

RETAIL



**ACROSS FROM WALMART
SHOPPING CENTER**



**DENVER INFILL
SPECIALISTS**



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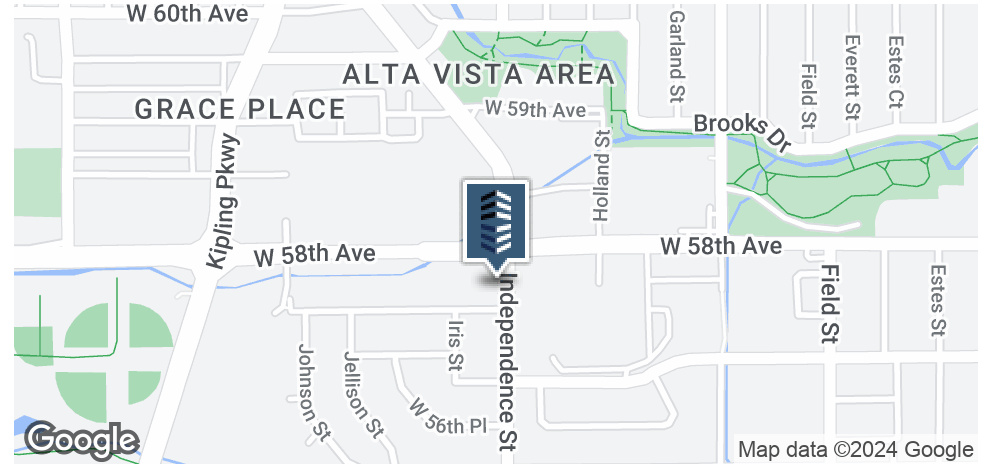
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	4,640 SF
Lot Size:	18,040 SF
Number Of Tenants:	3
Year Built:	1960
Zoning:	MX-N
Property Taxes (2023):	\$11,552.24
WALT:	4.5 Years
NOI:	\$46,199
Cap Rate:	6.16%

PROPERTY OVERVIEW

Unique Properties Inc. is pleased to present this opportunity to acquire a stabilized, well priced retail center in Arvada, Colorado. This property offers almost 5,000 feet of retail space located just off Ralston Road in a rapidly expanding part of the city. Across the street from a Walmart shopping center, there's a constant flow of traffic strengthening the tenants. Within a half-mile of Arvada Villa, there are currently 695 new single and multi-family units as well as townhomes under construction which will only increase visits to this property. With current gross leases in place, there's lots of potential upside as they expire to switch to a NNN lease structure and increase rents to market.

PROPERTY HIGHLIGHTS

- Low-cost multi-tenant retail center
- Well below replacement cost at \$162 per foot
- Strong demographics near new development
- Long-term established tenants
- Stable income with upside at renewals
- Metered separately for gas, electric, and sewer



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RENT ROLL & EXPENSES

SUITE	TENANT	SQUARE FOOTAGE	LEASE COMMENCEMENT	LEASE EXPIRATION	PRICE PER SF	MONTHLY RENT	ANNUAL RENT	
A	Gigantic Cleaners	1,900 SF	7/6/2023	7/31/2028	\$12.63/SF Gross	\$2,000.00	\$24,000.00	
B	Hair Style Happenings	600 SF	2/1/2023	3/31/2028	\$12/SF Gross	\$600.00	\$7,200.00	
C	Arvada Villa	2,140 SF	7/7/2023	7/31/2028	\$17.94/SF Gross	\$3,200.00	\$38,400.00	
ANNUAL INCOME							\$69,600	

EXPENSES	
Insurance	\$3,874.00
Legal Fees	\$1,495.00
Repairs	\$6,029.00
Taxes	\$10,467.00
Utilites	\$1,512.00
Other	\$24.00
Total	\$23,401.00
Net Income	\$46,199.00

DEVELOPMENT MAP



FEATURED NEARBY DEVELOPMENTS

UNDER CONSTRUCTION



1. Morgan Ralston Creek

Five-story mixed use development;
328 residential units

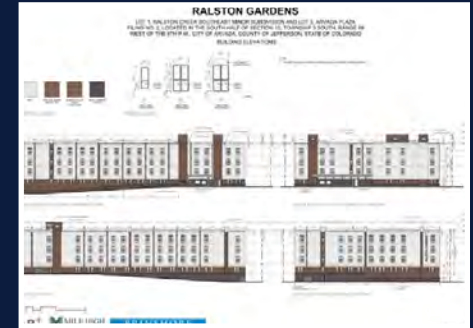
UNDER CONSTRUCTION



2. Arvada Place Apartments

Three-story residential development;
36 one and two-bedroom residential units

UNDER CONSTRUCTION



3. Ralston Gardens

102-unit three-story residential development;
100% affordable housing

UNDER CONSTRUCTION



4. Ralston Commons

185 apartment units and 27 townhomes

UNDER CONSTRUCTION



5. Ralston Creek Townhomes

44-unit townhome development

**Map shows locations on following page*

ADDITIONAL PHOTOS

