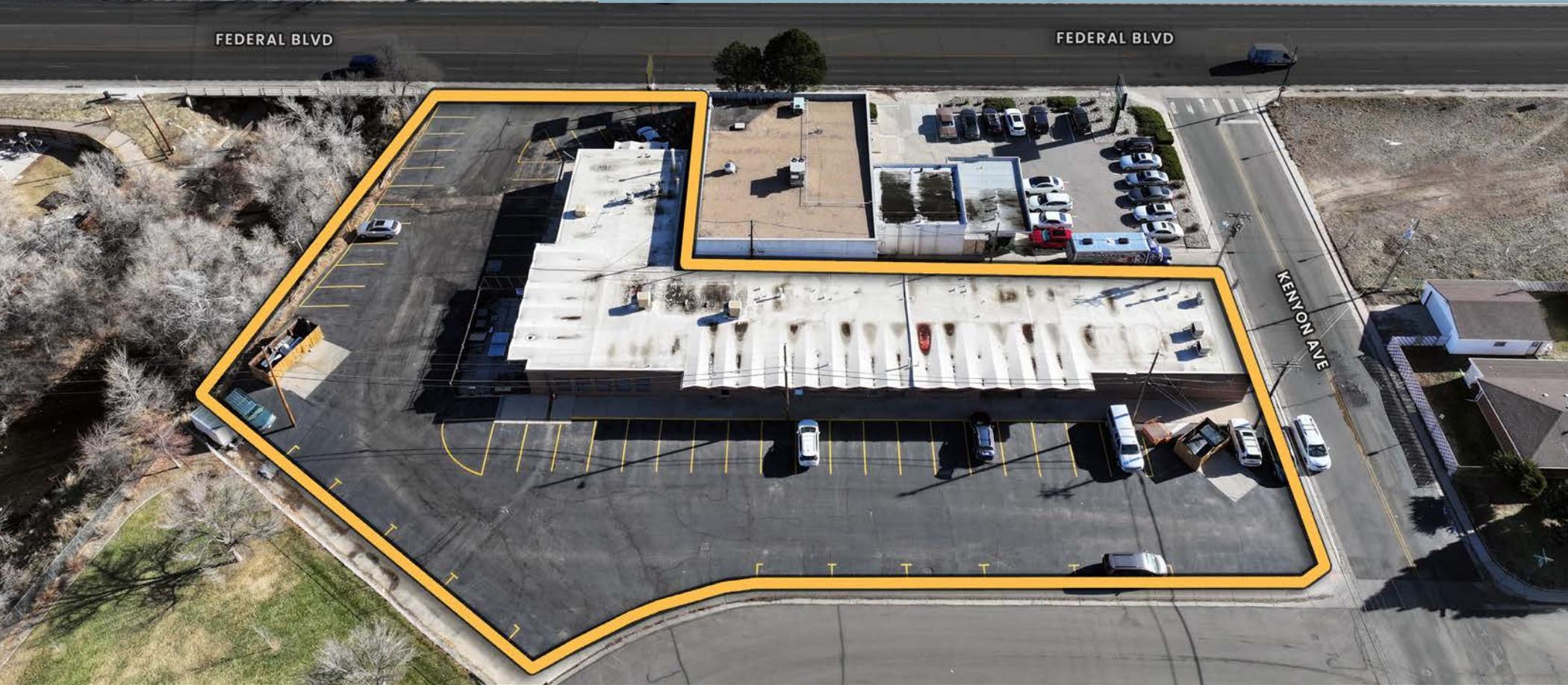




MULTI TENANT RETAIL
10,908 SF ON .97 AC – 6 UNIT PROPERTY
3665 S FEDERAL BLVD | SHERIDAN, CO 80110

EXPANSIVE CORNER LOT



OFFERED BY:

Greg Knott
Executive Vice President
303-521-3648
gknott@uniqueprop.com

Earl Duffy
Senior Broker Associate
303.968.4929
eduffy@uniqueprop.com



ROOF RECOATED IN 2024



NEW PARKING LOT IN 2025



HIGH VISIBILITY PROPERTY DIRECTLY ON S FEDERAL



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INVESTMENT SALES CONTACTS

Greg Knott

Executive Vice President

303-521-3648

gknott@uniqueprop.com

Earl Duffy

Senior Broker Associate

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OFFERS SHOULD BE SUBMITTED WITH THE FOLLOWING:

- Purchase Price
- Total Earnest Money
- Timeline
- Description of Purchasing Entity
- Intended Capital/Debt Sources



UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

www.uniqueprop.com

CONFIDENTIALITY & CONDITIONS

All materials and information received or derived from Unique Properties directors, officers, agents, advisors, affiliates and /or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by

obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and /or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

INVESTMENT OVERVIEW



ADDRESSES

3665 S FEDERAL BLVD
SHERIDAN, CO 80110



SALE PRICE

\$1,675,000



YEAR OF CONSTRUCTION

1964



BUILDING SIZES

10,908 SF



TAXES

\$36,900



ZONING

COM-C
(SHERIDAN - [HTTPS://TINYURL.COM/WMPVYTCM](https://tinyurl.com/wmpvvtcm))



LOT SIZE

.97 AC



YEAR 1 CAP RATE

6.5%

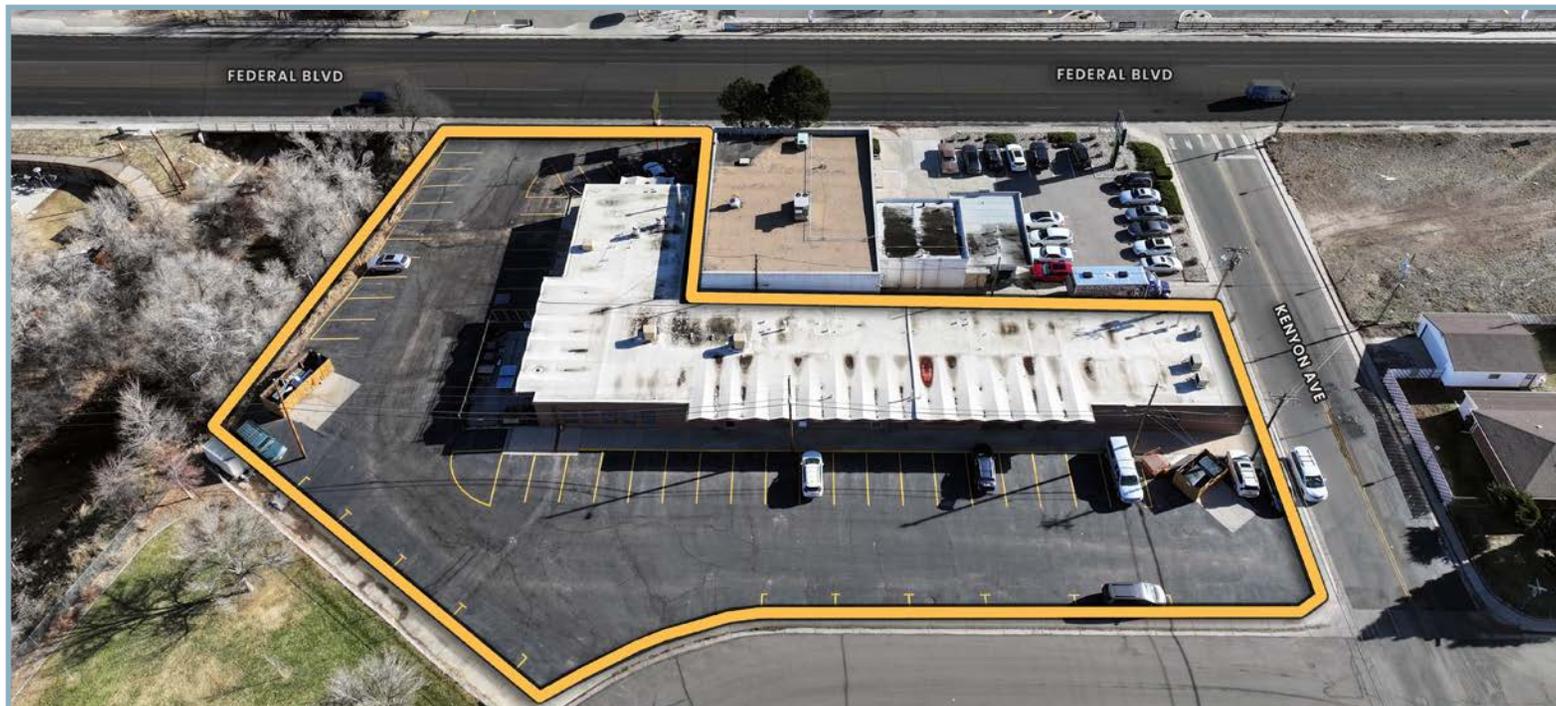


PRICE / SF

\$153 / SF

SITE PLAN & RENT ROLL

TENANT	SF	USE	2026 ANNUAL GROSS RENT	LEASE END
Longshot	5,400 SF	Bar	\$70,068.00	Apr-28
Sheridan Rising	600 SF	Non Profit	\$11,700.00	Apr-26
HVAC Service	1,200 SF	HVAC	\$15,600.00	Apr-27
Symbrotik	600 SF	Kambucha	\$21,900.00	Feb-27
Denver Rug	1,600 SF	Rugs	\$15,600.00	Jan-27
Rocky Mtn. Pizza	1,600 SF	Frozen Pizza Dist.	\$25,980.00	Jun-26
Totals/Avgs	10,908 SF		\$160,848.00	
Taxes			\$36,900	
Insurance			\$10,000	
Est. Additional Exp.			\$5,000	
Total Expenses			\$51,900	
NOI			\$108,948.00	



6
UNITS/TENANTS

10,908
SQUARE FEET

.97
TOTAL ACRES

6.5%
CAP RATE

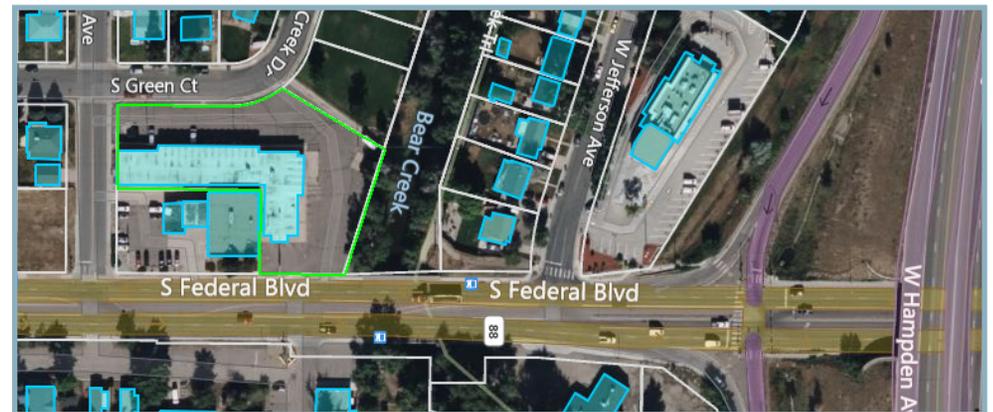
100%
OCCUPIED

3665 S. Federal Blvd. is a highly desirable multi-tenant retail asset offering a rare combination of diversified income, reduced vacancy risk, and strong consumer draw in today's market. The property is situated on a nearly one-acre parcel at the prominent intersection of Hampden Avenue and Federal Boulevard, providing exceptional visibility along two high-traffic corridors and long-term redevelopment potential.

The asset features a functional mix of unit sizes with existing restaurant infrastructure that is increasingly difficult to replicate. Recent capital improvements further enhance the investment profile, including a full roof recoating in 2024, upgraded electrical panels, and a resurfaced parking lot in 2025. The property's location, multi-tenant structure, and land coverage position it to appeal to a broad range of investors seeking stable retail income with future upside.

INVESTMENT HIGHLIGHTS

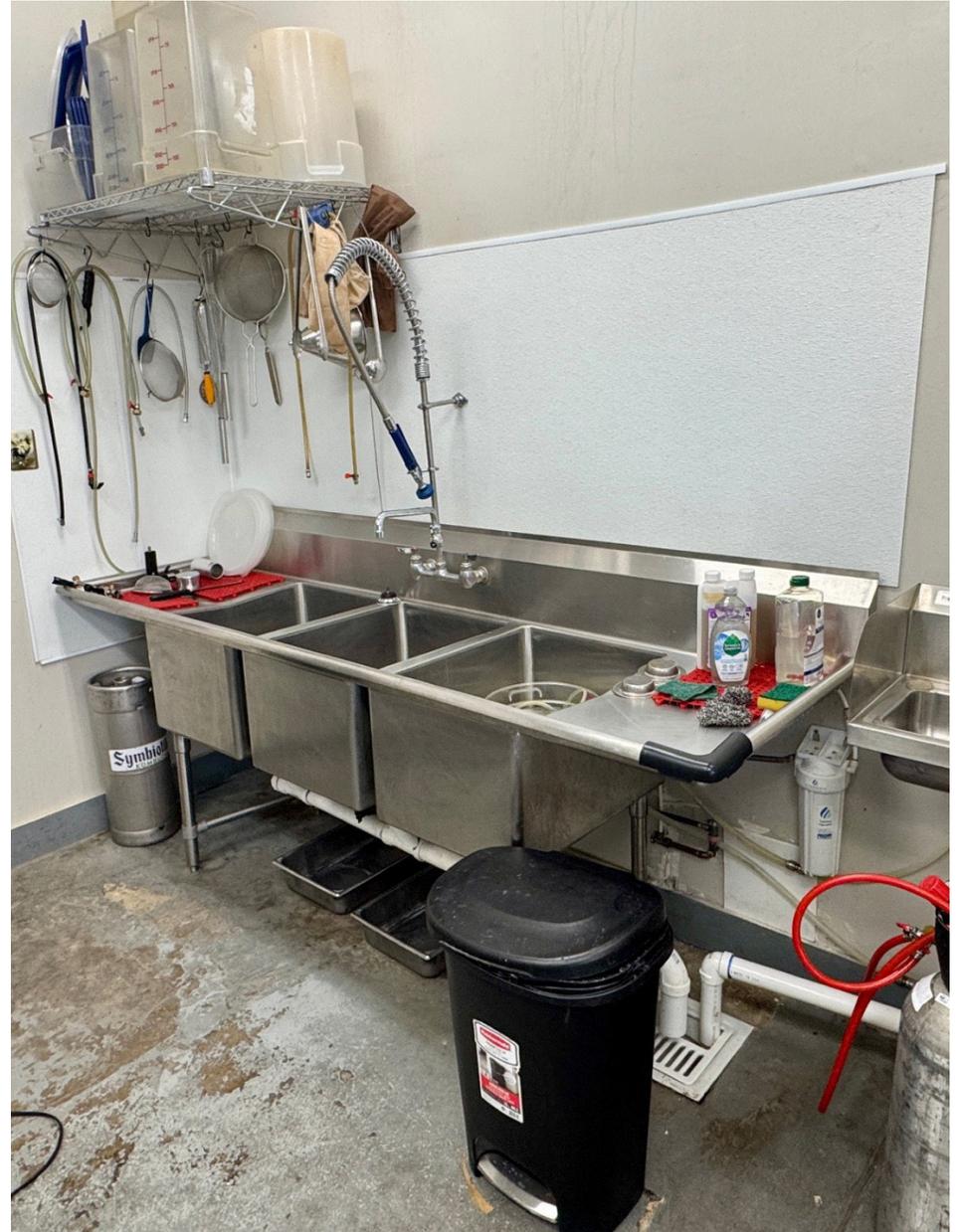
- Desirable multi-tenant retail asset providing diversified income, reduced vacancy risk, and strong consumer draw
- Nearly one-acre parcel offering long-term flexibility and potential future redevelopment optionality
- Prime corner location at Hampden Avenue and Federal Boulevard with excellent visibility and high traffic counts
- Functional tenant mix with hard-to-replicate restaurant infrastructure and a balanced range of unit sizes
- Recent capital improvements including a full roof recoating (2024), upgraded electrical panels, and resurfaced parking lot (2025)
- Well-positioned to attract both passive and value-focused investors seeking stable retail income with future upside



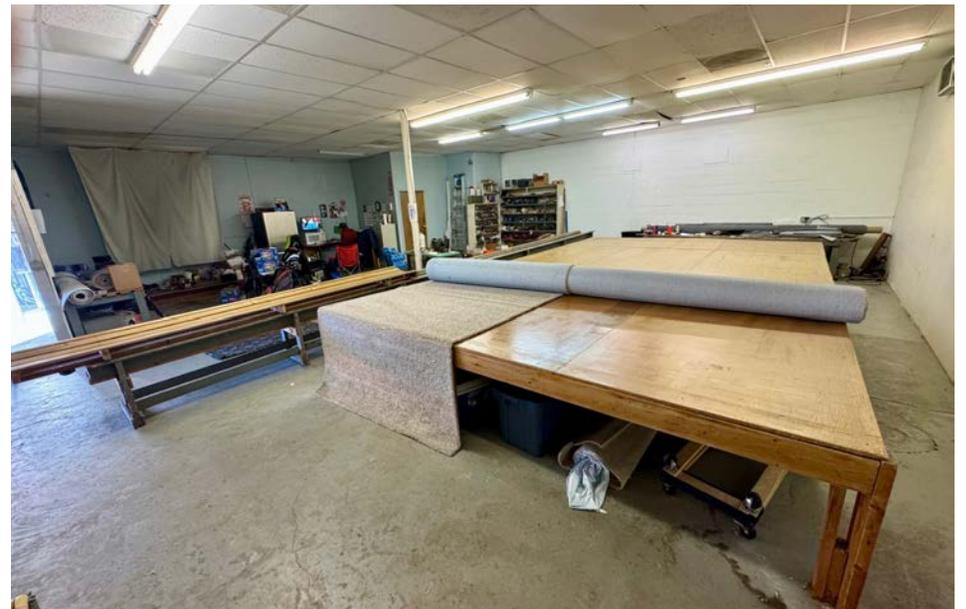
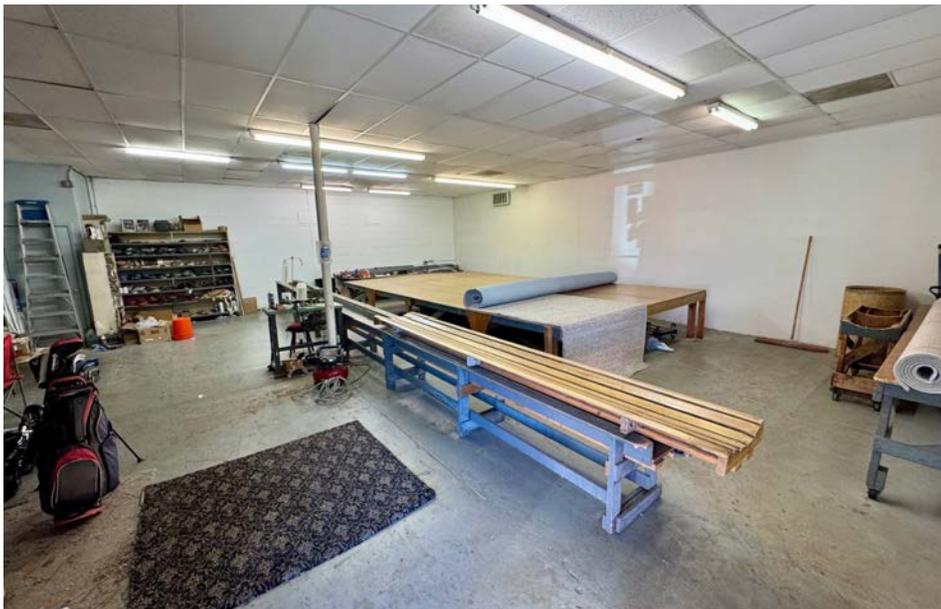
PROPERTY PHOTOS



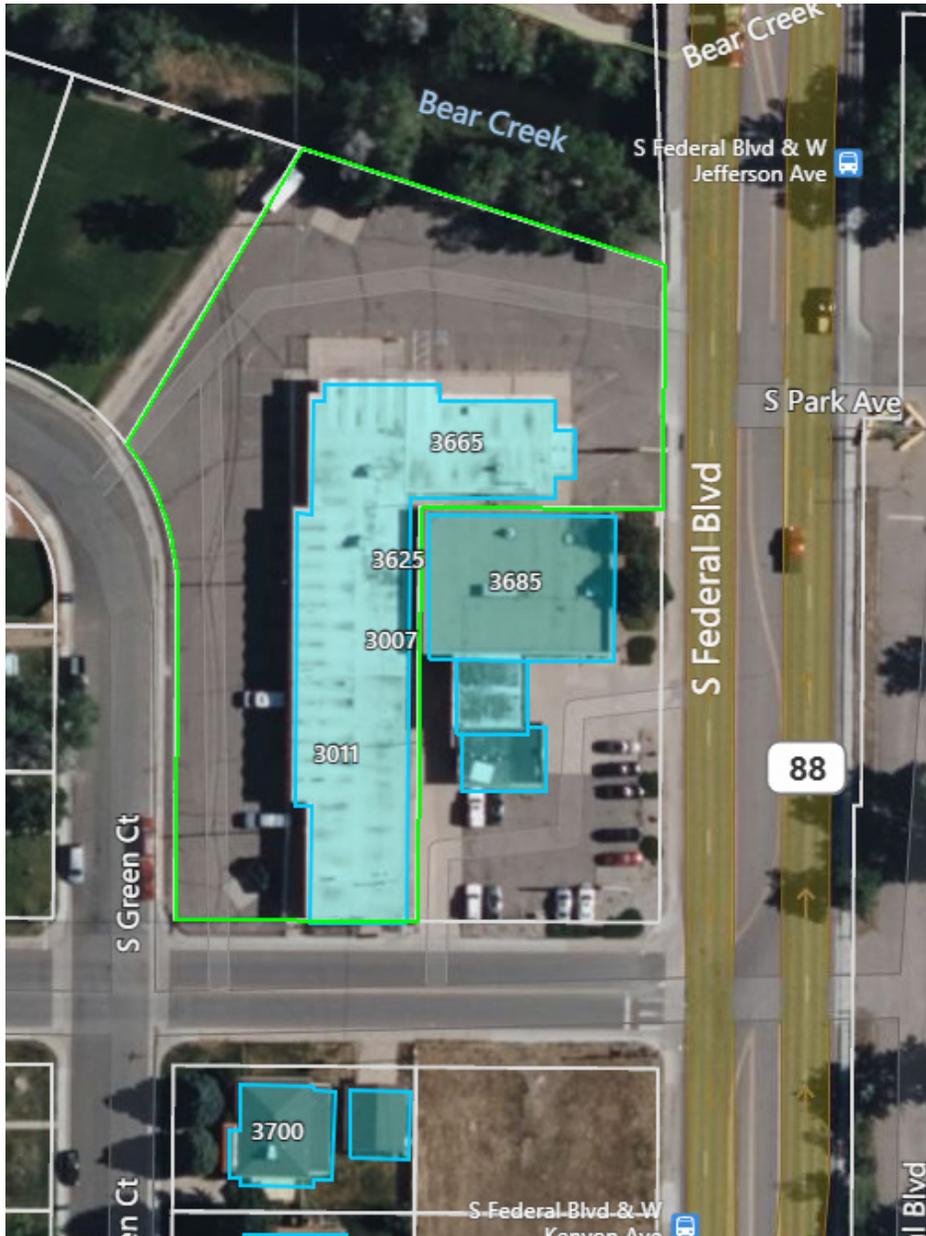
PROPERTY PHOTOS



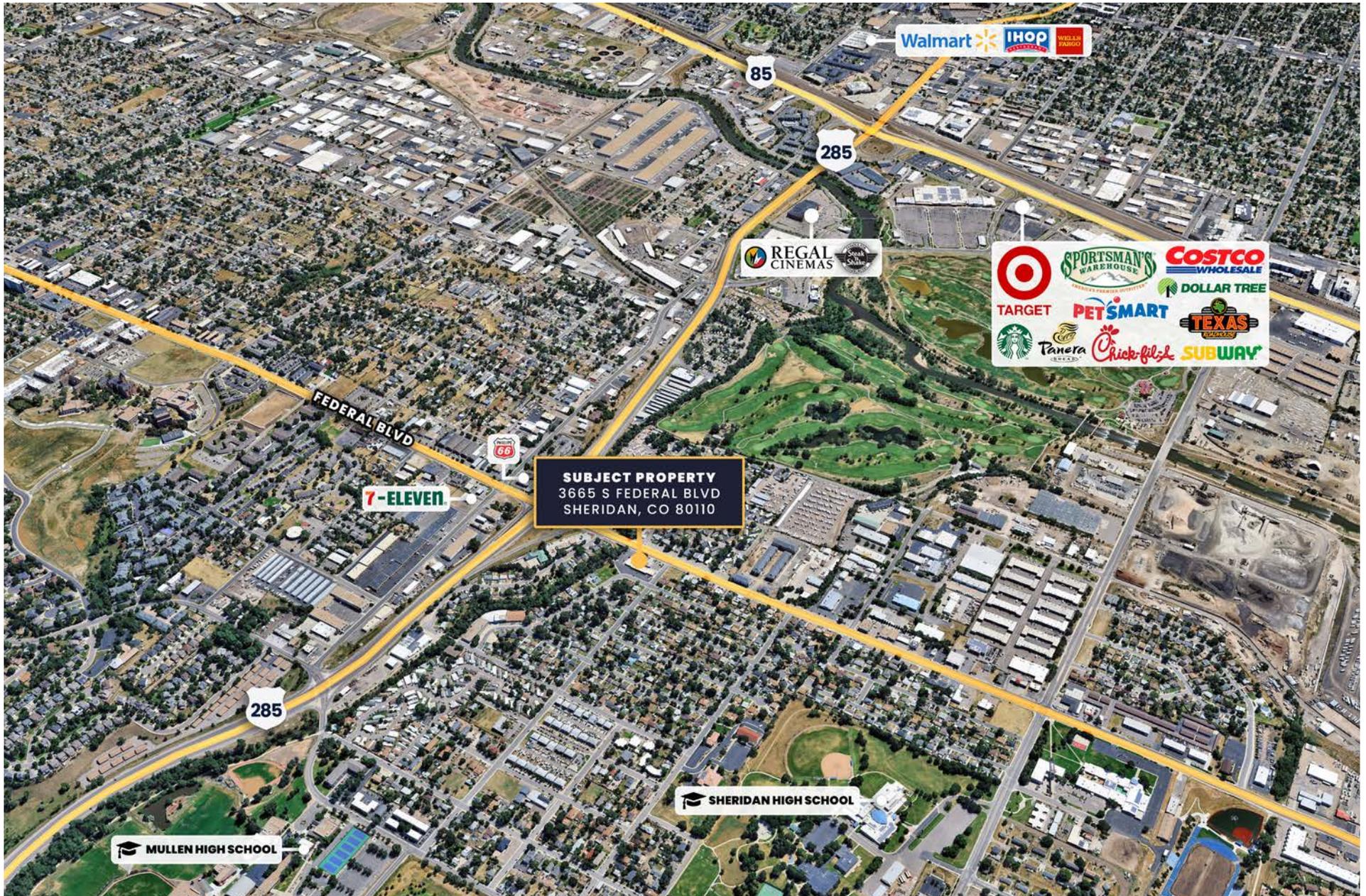
PROPERTY PHOTOS



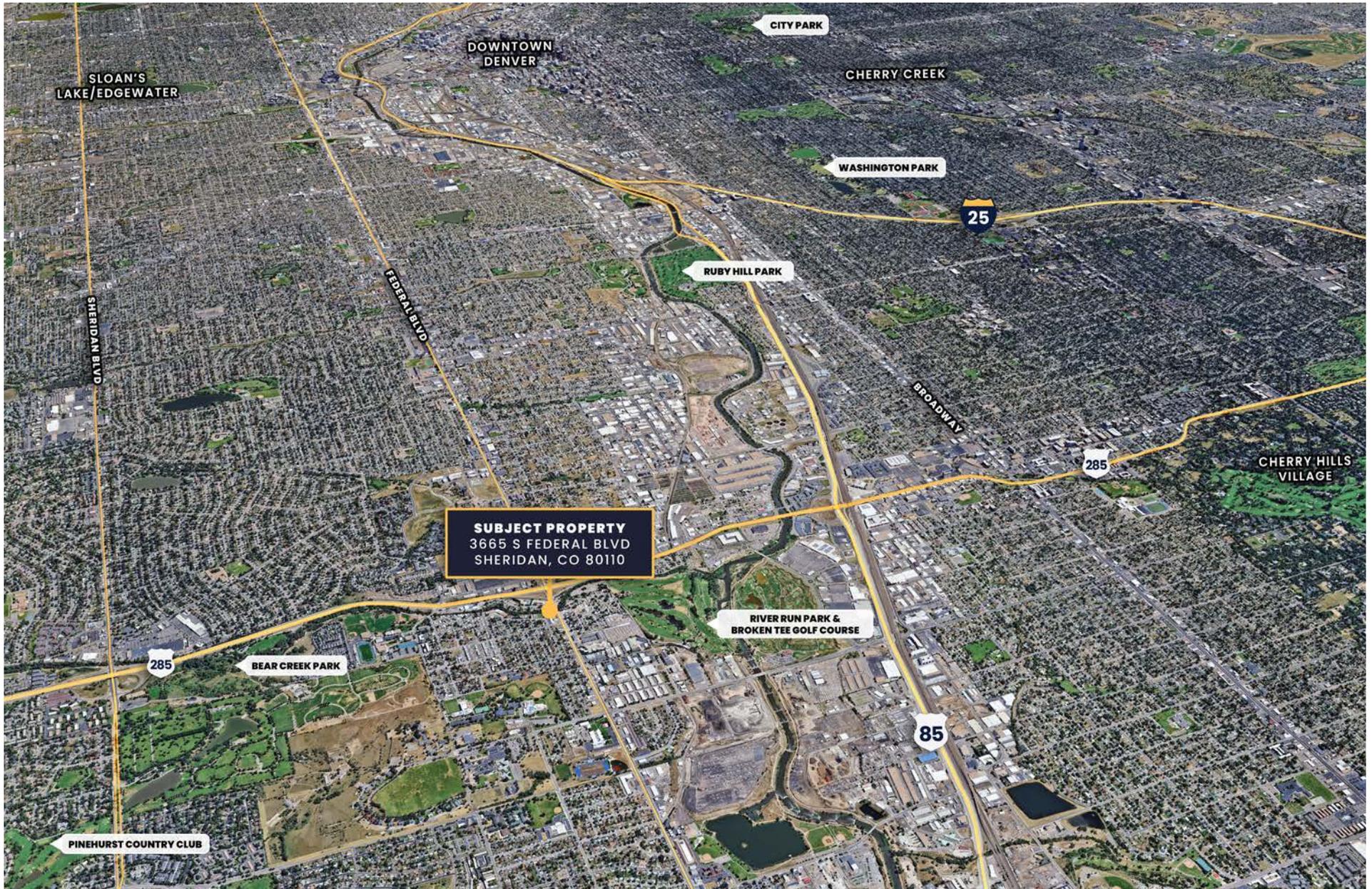
PARCELS



LOCATION MAP



LOCATION MAP

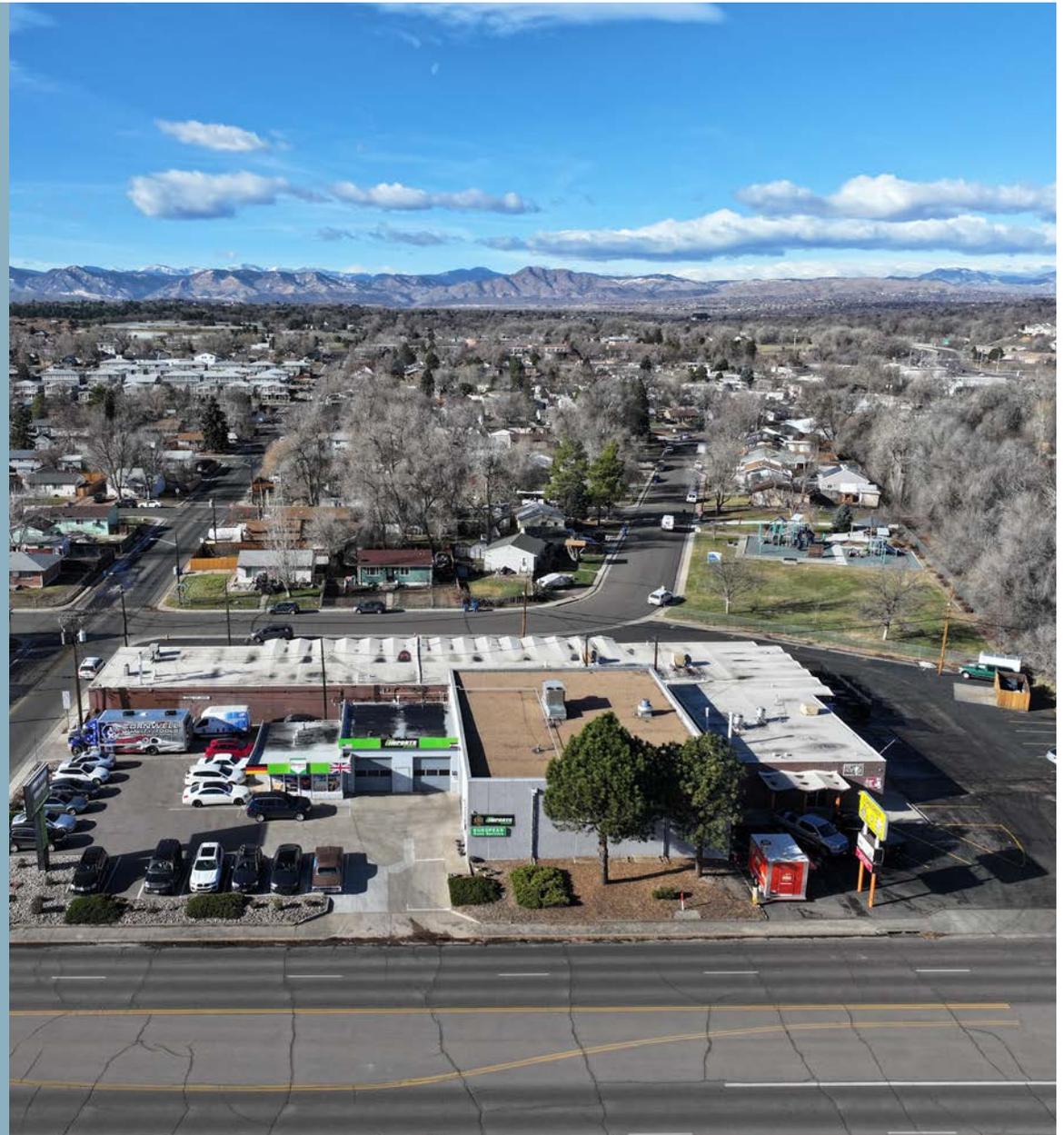


The Denver Metro Area retail market continues to demonstrate strong fundamentals, supported by low availability, limited new construction, and a resilient consumer base. Demand has remained steady, reinforcing the region's position as one of the more balanced and durable retail markets.

Leasing activity has shown renewed momentum, with net absorption returning to positive territory and continued strength in suburban, convenience-oriented retail. Grocery-anchored centers and quick-service restaurant spaces have performed particularly well, reflecting sustained consumer demand for daily-needs and service-driven retail. Retail availability remains tight at approximately 4.8%, well below the pre-pandemic five-year average of 5.7%.

New retail development across the Denver Metro Area remains disciplined, with most projects delivered as freestanding build-to-suit properties. Retail inventory growth continues at a measured pace relative to other asset classes, supporting long-term occupancy stability and market equilibrium.

Investment activity is anchored by private investors focused on single-tenant, net-leased assets, particularly in the sub-\$5 million range. Cap rates have stabilized in the mid-5% range, and larger transactions are increasingly centered on well-located assets offering long-term value creation. Looking ahead, the Denver Metro Area retail market is expected to remain tight through 2026, supported by limited new supply, steady demand, and retailers' continued focus on efficient, high-performing locations.



DEMOGRAPHICS



722,825

Residents

Denver City/County



3,005,131

Residents

Denver Metro



\$94,157

Median Household Income

Denver City/County



\$103,055

Median Household Income

Denver Metro



194,485

Renter Occupied Housing Units



35.4

Average Age of Residents



1,719,572

Total Labor Force

Denver Metro



\$626,500

Median Home Value



The Denver metropolitan area continues to perform as one of the Mountain West's most resilient multifamily markets. Home to over three million residents, the region benefits from consistent in-migration, a diversified job base, and a population that is among the most educated and highest-earning in the country. Median household income exceeds \$100,000, with nearly half of adults holding a bachelor's degree or higher, reinforcing a strong professional tenant profile.

Economic growth has remained steady through 2025 as Denver's employment base expands across sectors such as technology, aerospace, healthcare, and finance. The metro's labor force participation rate is among the nation's highest, and new business formation continues to outpace most peer cities. These fundamentals underpin a durable economy that supports stable occupancy and predictable rent performance.

While new deliveries remain active in select corridors, absorption has consistently kept pace, with vacancy tightening modestly throughout 2024 and into early 2025. Developers have moderated new starts in response to higher financing costs, allowing the market to rebalance favorably. Denver's maturing rent growth—now largely driven by organic turnover and operational improvements rather than heavy concessions—underscores the market's stability.

With limited land availability, strong household income growth, and sustained in-migration, Denver remains one of the most balanced and dependable apartment markets in the nation. Long-term investors continue to view the metro as a strategic hold supported by population growth, economic diversity, and enduring lifestyle appeal.



DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



SHOPPING AND DINING

River Point at Sheridan

- 135-acre, open-air collection of major retailers, shops, dining, and entertainment options in Englewood
- Target, Costco, Conn’s, Michaels, PetSmart, Burlington, Regal Cinemas
- Panera Bread, Steak ‘N Shake, Chick-Fil-A, Texas Roadhouse, Buffalo Wild Wings

Cherry Creek Shopping Center

- Premiere shopping and dining center
- Over 160 retailers including Macy’s, LOFT, The Container Store, Apple, Neiman Marcus

16th Street Mall / Denver Pavilions

- Denver’s mile-long, pedestrian-friendly mall with free shuttle service stops on every corner
- Denver Pavilions features 12 movie theaters, over 40 shops and restaurants, and indoor parking
- Ross Dress for Less, Banana Republic, Express, Forever 21, Hard Rock Café, Maggiano’s Little Italy

Eateries

- | | |
|---------------------|---------------------|
| ■ Star Kitchen | ■ Tortas San Pancho |
| ■ Lollicup | ■ La Michoacana |
| ■ Pho 96 Vietnamese | ■ Taco Bell |
| ■ SUPIVA Thai Food | ■ McDonald’s |
| ■ Pizza Hut | |



RECREATION / ENTERTAINMENT

Denver is a world-renowned outdoor recreational hub and offers a thriving arts and culture scene, from world-class museums to eclectic art districts. Colfax Avenue offers galleries, shopping and dining, and buzzing nightlife venues. The expansive Denver City Park features two scenic lakes; trails; a golf course; a playground; and athletic fields. City Park is home to the Denver Zoo, the Denver Museum of Nature and Science, and events like the City Park Jazz festival.

- Cheesman Park / Denver Botanic Gardens
- Ogden Theatre
- Landry's Downtown Aquarium
- Bluebird Theater
- Museum of Contemporary Art
- Colfax Nightlife District
- Fillmore Auditorium Music Venue
- Colfax Museum
- Echo Mountain
- Loveland Ski Resort



AIRPORT

Denver International Airport (DEN) – DEN facilitates non-stop service with all major carriers to over 200 destinations throughout North America, Latin America, Europe, and Asia.



HIGHER EDUCATION

The Auraria Campus in downtown Denver is home to **The University of Colorado Denver, Metropolitan State University of Denver, and Community College of Denver**. The campus has a total enrollment of over 45,500 students.

The University of Colorado Denver (CU Denver)

This public research university is a part of the University of Colorado system. The university has two campuses, one in downtown Denver at the Auraria Campus and the other at the Anschutz Medical Campus located in neighboring Aurora. CU Denver offers more than 140 degree programs in 13 schools and colleges and has an enrollment of approximately 19,500 students.



HEALTH CARE

Denver Health Main Campus – This long-established, 453-bed, non-profit, acute care facility and contains both adult and pediatric emergency departments. The full-service hospital is a principal employer in Denver, supporting over 6,500 positions.

Porter Adventist Hospital – This long-established, full-service hospital is part of the Centura Health system. The campus provides emergency services and has an on-site regional training center and assisted living facility.

METRO DENVER'S LARGEST PRIVATE EMPLOYERS (NON-RETAIL)

EMPLOYER	EMPLOYEES
HealthONE Corporation	12,410
SCL Health System	9,970
Centura Health	9,450
UCHealth	9,380
Lockheed Martin Corporation	8,990
Comcast Corporation	7,250
Children's Hospital Colorado	7,150
United Airlines	7,000
Kaiser Permanente	6,610
CenturyLink	6,500

Sources: US Census Bureau, US Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, City of Aurora, Aurora Chamber of Commerce, Visit Aurora, Denver Post, Westword, Denver.org, Metro Denver Economic Development Corp., Livability, Forbes, University of Colorado Anschutz Medical Campus, University of Colorado Denver, University of Denver.

<p>DENVER CITY</p> <p style="text-align: center;">722,825 People</p> <p style="text-align: center;">153.3 Square Miles</p> <p style="text-align: center;">4,715 People / Square Mile</p>		<p>DENVER-AURORA-LAKEWOOD MSA</p> <p style="text-align: center;">19th Largest MSA in U.S.</p> <p style="text-align: center;">3,005,131 People</p> <p style="text-align: center;">8,344.9 Square Miles</p> <p style="text-align: center;">360 People / Square Mile</p>
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Unique Properties Inc
400 S Broadway, Denver, CO 80209
303-321-5888



Unique Properties Inc
400 S Broadway, Denver, CO 80209
303-321-5888

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-6-24) (Mandatory 8-24)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

3665 S Federal Blvd, Englewood, CO 80110

or real estate which substantially meets the following requirements:

N/A

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with

this document via Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm: Unique Properties, Inc.

Broker Greg Knott | Earl Duffy



Unique Properties Inc
400 S Broadway, Denver, CO 80209
303-321-5888

BUYER'S BROKER'S COMPENSATION AGREEMENT

Compensation charged by brokerage firms is not set by law and is fully negotiable.

In consideration of the services to be performed by Buyer's Broker as Buyer's transaction-broker, Buyer's Broker's brokerage firm (Brokerage Firm) will be paid a fee equal to N/A% of the purchase price or \$ N/A (Success Fee) with no discount or allowance for any efforts made by Buyer or any other person. Unless approved by Buyer, in writing, Brokerage Firm is not entitled to receive additional compensation, bonuses, and incentives paid by listing brokerage firm or seller.

The Success Fee is earned by Brokerage Firm upon Buyer's Broker performing services that result in Buyer entering into a contract to purchase property acceptable to Buyer and is payable upon closing of the transaction. If any transaction fails to close as a result of the seller's default, with no fault on the part of Buyer, the Success Fee will be waived. If any transaction fails to close as a result of Buyer's default, in whole or in part, the Success Fee will not be waived; such fee is due and payable upon Buyer's default, but not later than the date that the closing of the transaction was to have occurred.

Broker is authorized and instructed to request payment of the Success Fee from one or both of the following: (1) the seller's brokerage firm; (2) seller. Buyer is obligated to pay any portion of the Success Fee which is not paid by the seller's brokerage firm or seller, but only if Broker discloses to Buyer the amount Buyer must pay, in writing and prior to Buyer entering into a contract with the seller.

Buyer:

Buyer's Signature Date

Street Address

City, State, Zip

Phone No.

Fax No.

Email Address

Buyer's Signature Date

Street Address

City, State, Zip

Phone No.

Fax No.

Email Address

Buyer's Brokerage Firm:

Broker's Signature Date

Brokerage Firm Street Address

Brokerage Firm City, State, Zip

Broker Phone No.

Broker Fax No.

Broker Email Address



UNIQUE PROPERTIES
 400 South Broadway
 Denver, CO 80209
www.uniqueprop.com

FEDERAL BLVD

FEDERAL BLVD

KENYON AVE

OFFERED BY:

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Earl Duffy
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