

# Mixed Use Investment Portfolio Evergreen, CO

29017-29025 Hotel Way &  
1045 El Rancho Rd

Offered At  
**\$10,225,000**

**El Rancho Town Center Portfolio**



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## Property Summary

Asking Price:	<b>\$10,225,000</b>
Building Total SF:	<b>39,996 SF</b>
Land SF:	<b>292,006 SF</b>
Commercial SF:	<b>22,280 SF</b>
Residential SF:	<b>11,374 SF</b>
Garage/Storage SF:	<b>6,342 SF</b>
County:	<b>Jefferson</b>
Year Built:	<b>2007</b>

## Overview

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Invallesco Real Estate presents the El Rancho Town Center Portfolio, a multi-building mixed-use asset in Evergreen, Colorado totaling nearly 40,000 square feet across commercial, residential, and storage uses.

Located within the El Rancho Town Center along one of Evergreen's primary retail corridors, the property benefits from strong visibility, convenient access, and steady demand driven by both local residents and year-round visitors.

## Highlights

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### Strong National & Local Tenancy

Anchored by established brands including QDOBA and Jimmy John's, alongside a mix of local service-oriented tenants driving consistent daily traffic.

### True Mixed-Use Composition

A rare combination of commercial condos, residential condos, and storage/garage components, creating multiple demand drivers within a single asset.

### Strategic Foothills Location

Situated within Evergreen's primary retail corridor, serving both a stable local population and high-volume tourism throughout the year.



## Income Snapshot (2025)

Gross Income	<b>\$795K</b>
Net Operating Income (NOI)	<b>\$583K</b>
Asking Price	<b>\$10.225M</b>
Implied Cap Rate	<b>5.7%</b>
Real Estate Taxes	<b>\$225K</b>
Expense Ratio (excl. Taxes)	<b>27%</b>

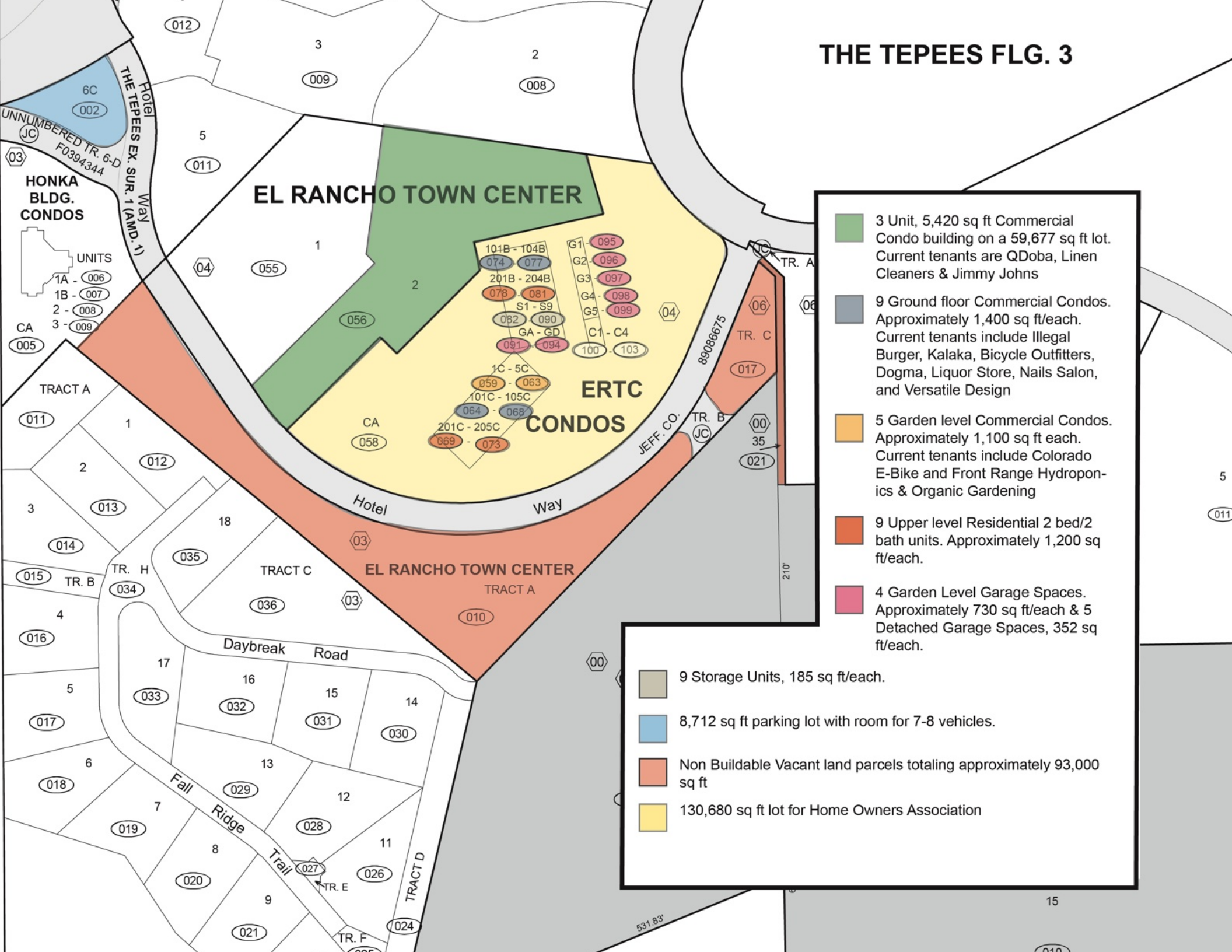
## Financial Summary

The El Rancho Town Center Portfolio delivers approximately \$795,000 in gross annual income and \$583,000 in net operating income, reflecting stable in-place performance across a diversified tenant base. Operating expenses remain efficient at approximately 27% of income (excluding real estate taxes), supporting consistent cash flow.

The property is offered at \$10,225,000, representing an approximate 5.7% cap rate on current operations. Real estate taxes are estimated at \$225,000 annually and are presented separately, as they may adjust upon sale.

The combination of stable income, multiple revenue streams, and operational efficiency positions the asset as a reliable cash-flowing investment with long-term hold potential.

# THE TEPEES FLG. 3



**HONKA BLDG. CONDOS**

UNITS

1A - 006

1B - 007

2 - 008

3 - 009

CA 005

## EL RANCHO TOWN CENTER

## ERTC CONDOS

## EL RANCHO TOWN CENTER TRACT A

- 3 Unit, 5,420 sq ft Commercial Condo building on a 59,677 sq ft lot. Current tenants are QDoba, Linen Cleaners & Jimmy Johns
- 9 Ground floor Commercial Condos. Approximately 1,400 sq ft/each. Current tenants include Illegal Burger, Kalaka, Bicycle Outfitters, Dogma, Liquor Store, Nails Salon, and Versatile Design
- 5 Garden level Commercial Condos. Approximately 1,100 sq ft each. Current tenants include Colorado E-Bike and Front Range Hydroponics & Organic Gardening
- 9 Upper level Residential 2 bed/2 bath units. Approximately 1,200 sq ft/each.
- 4 Garden Level Garage Spaces. Approximately 730 sq ft/each & 5 Detached Garage Spaces, 352 sq ft/each.
- 9 Storage Units, 185 sq ft/each.
- 8,712 sq ft parking lot with room for 7-8 vehicles.
- Non Buildable Vacant land parcels totaling approximately 93,000 sq ft
- 130,680 sq ft lot for Home Owners Association

## Traffic Counts

- CO -74: 23,848 Vehicles Per Day
- I-70: 68,003 Vehicles Per Day

## Demographics

- Population within 10 miles: 97,030
- Avg HH Income within 5 miles: \$187,936
- Median Home Price within 5 miles: \$982,523

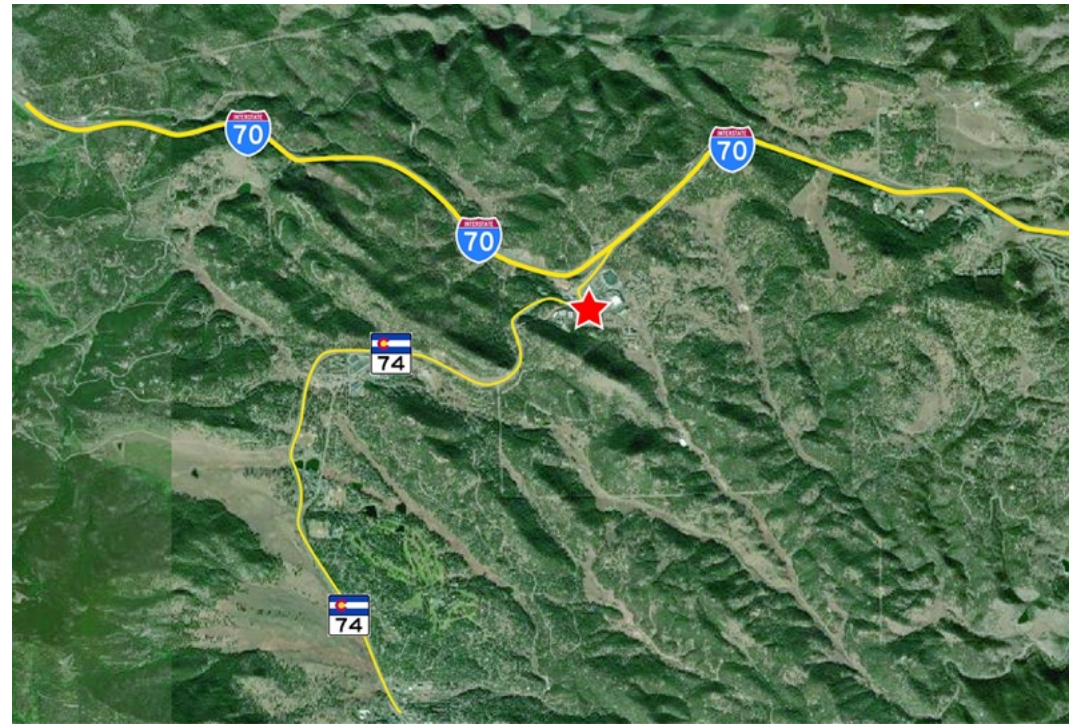
## Gateway to the Foothills

Direct access to I-70 connects Denver to year-round mountain tourism, driving consistent retail demand beyond the local population.

## Accessibility

- Immediate access to I-70 & US-40
- ~30 minutes to Denver
- High visibility retail corridor

## Nearby National Retailers



## Location Overview

The El Rancho Town Center Portfolio is strategically located along the US-40 / I-70 corridor in Evergreen, Colorado, serving as a primary gateway between the Denver metro area and the Rocky Mountains. The property benefits from strong daily traffic, excellent visibility, and convenient regional access.

Surrounded by national retailers and supported by an affluent local population, the area experiences consistent demand from both full-time residents and year-round tourism. This unique combination of local stability and transient traffic positions the asset within one of the most active commercial nodes in the Denver foothills.



1608 S Broadway, Denver, Colorado 80210

