



3025 W 38th Ave, Denver, CO 80211

\$1,166,000

NNN Investment In Highlands

Office | 6.06% CAP | 2,679 SqFt



Eddie Lederman
CO, 100080975 (CO)
303.564.5864

Listing Added: 06/19/2025

Listing Updated: 08/19/2025



Details

Asking Price	\$1,166,000	Property Type	Office, Retail
Subtype	Medical Office	Investment Type	Net Lease
Investment Sub Type	NNN	Class	B
Lease Type	NNN	Tenancy	Single
Lease Term	7 years	Remaining Term	4 years
Square Footage	2,679	Net Rentable (SqFt)	2,679
Price/SqFt	\$435.24	Cap Rate	6.06%
Pro-Forma Cap Rate	6.78%	Occupancy	100%
Occupancy Date	06/11/2018	NOI	\$70,621
Pro-Forma NOI	\$79,079	Year Built	1908
Year Renovated	2020	Buildings	1
Permitted Zoning	U-MS-3	Lot Size (SqFt)	5,663
Parking (spaces)	6	Rent Bumps	3% Annually
Broker Co-Op	Yes	APN	L 46 & 47 BLK 1 BLVD HIGHLANDS
Ground Lease	No	Ownership	Investor

Marketing Description

Located at the signalized intersection of West 38th Avenue and Federal Boulevard, 3025 W 38th Ave offers prime frontage in one of Denver's most dynamic and evolving commercial corridors. Sitting at the convergence of the Berkeley and Highlands neighborhoods, this property benefits from exceptional daily traffic counts, walkability, and direct access to both affluent residential communities and a dense mix of local businesses. The surrounding area continues to see investment in infrastructure and commercial infill, supporting long-term appreciation and tenant demand.

The property is currently occupied by a single, stable medical tenant—Serenity Dental Arts—under a long-term triple-net (NNN) lease with approximately four and a half years remaining and built-in annual rent escalations through 2030 with 2 5 year options to renew. This lease structure provides predictable cash flow with minimal landlord responsibilities, making it ideal for passive investors. The tenant has an excellent reputation and operates profitably in a space optimized for dental or other medical office use, further enhancing the stickiness of occupancy.

Zoned U-MS-3, the property allows for up to three stories of development, giving investors the option to expand or redevelop in the future. With a lot size of over 5,600 square feet and six dedicated parking spaces, the site is well-positioned for vertical expansion or mixed-use repositioning. In a market where redevelopment sites with income in place are increasingly scarce, this property offers both immediate yield and long-term upside.

The Highlands-Berkeley submarket has demonstrated consistent economic growth, with strong residential property values, high-income demographics, and a steady influx of new restaurants, retailers, and service providers. This commercial corridor has proven resilient even through market fluctuations, making it a reliable location for long-term commercial tenants. The property's prominent signage and corner visibility only strengthen its appeal to current and future tenants.

For investors seeking a blend of reliable cash flow, strong tenant performance, and redevelopment potential, 3025 W 38th Ave represents an outstanding opportunity. It checks all the boxes for a diversified portfolio: location in a high-demand urban submarket, a proven tenant with secure lease terms, zoning that supports future growth, and market fundamentals that continue to attract both users and capital. This is not just a stable investment—it's a strategic foothold in one of Denver's most desirable urban corridors.

Investment Highlights

Stabilized NNN Medical Office Investment

- Fully leased to Serenity Dental Arts under a **triple-net (NNN) lease**
- ~4.6 years remaining with annual rent escalations through 2030 with 2 options to renew 5 years each
- Landlord Responsibilities are roof and HVAC Replacement
- Prime Urban Corner in Highlands-Berkeley Corridor
- Located at the signalized intersection of W 38th Ave & Federal Blvd
- High-visibility location with over 20,000 VPD (vehicles per day)
- Surrounded by high-performing restaurants, retailers, and residential density

Zoned U-MS-3 – Redevelopment/Expansion Potential

- Zoning permits up to **3 stories** of mixed-use or multifamily development
- Future potential to **add density or vertically expand** while collecting income
- Ideal for long-term hold, **value-add**, or covered land play

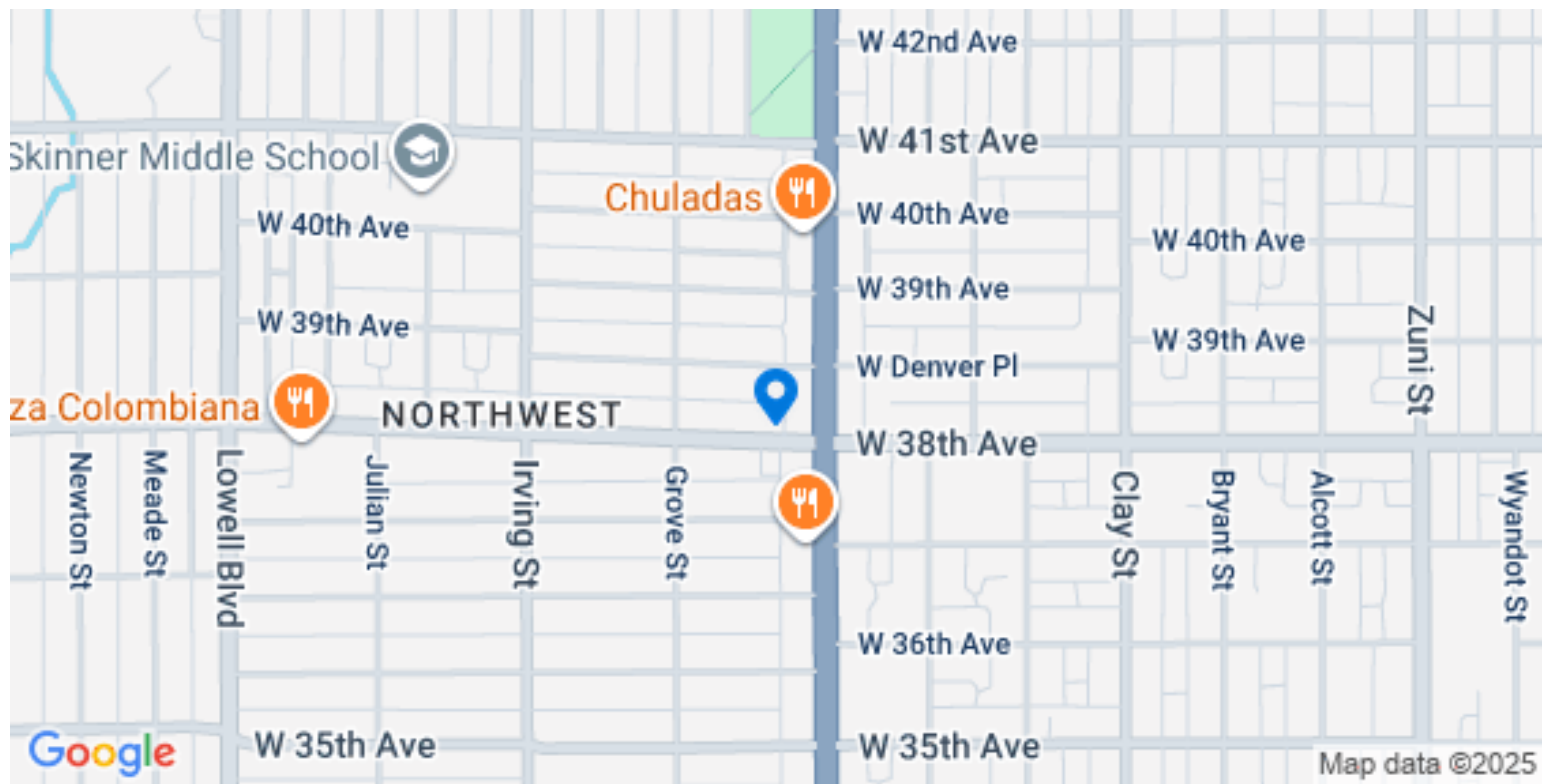
Strong Site Features & Tenant Appeal

- ±2,679 SF freestanding building with **6 private off-street parking spaces**
- Monument signage and dual street frontage offer **excellent branding potential**
- Tenant improvements tailored for **medical/dental use**, reducing vacancy risk

Outstanding Market Fundamentals

- In one of Denver's most **sought-after infill submarkets**
- Surging rental and property value trends in **Highlands & Berkeley**
- Affluent local demographics and stable demand for neighborhood services

Location (1 Location)



Property Photos (28 photos)

