# FOR SALE

STABILIZED MULTI-TENANT RETAIL INVESTMENT
11950-11990 W COLFAX AVE, LAKEWOOD, CO 80215


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| $1,075,000 | 0.12 | M-G-S | 7% | 5,000 SF | RETAIL |
|---|---|---|---|---|---|
| SALE PRICE | LOT SIZE | ZONING | CAP RATE | BUILDING SIZE | PROPERTY TYPE |

## PROPERTY OVERVIEW

Don't miss this opportunity to acquire three commercial condo units located on the west side of the building at 11950–11990 W Colfax Avenue.

Totaling approximately 5,000 square feet, the three units are fully leased to multiple established tenants and are being offered at a 7.0% cap rate. The diversified income, immediate cash flow, and potential for future rent growth make this a solid opportunity for an investor seeking stable returns and long-term upside.

The property offers excellent visibility along the highly traveled W Colfax Avenue corridor, ample parking, and convenient access to the surrounding neighborhoods and greater Denver metro area.

For more information or to schedule a private tour, please contact Jayme Wilson or Brandon Langiewicz today!

## HIGHLIGHTS

1. 7% Cap Rate
2. Ample Parking
3. High Traffic Counts
4. Current Tenants Locked in Until 2029
5. Stabilized Income
6. Three Commercial Condo Units

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**Jayme Wilson**
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## 11950-11990 W Colfax Avenue APOD & INVESTMENT SUMMARY

| PURCHASE PRICE | ANNUAL GROSS RENT | NOI | CAP RATE |
|---|---|---|---|
| $1,075,000.00 | $98,256.00 | $74,843.44 | 6.96% |

## CURRENT RENT ROLL

| SUITE | TENANT | APPROX. SF | MONTHLY RENT | RENT / SF | NNN / MON | NNN / SF | TOTAL MONTHLY | LEASE EXPIRATION | SECURITY DEPOSIT |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Dog Grooming | 1,849 | $ 1,849.00 | $ 12.00 | $ 1,439.00 | $ 9.34 | $ 3,288.00 | 2/1/29 | $ 1,849.00 |
| 2 | Vape | 990 | $ 2,300.00 | $ 27.88 | $ - | $ - | $ 2,300.00 | 4/30/29 | $ 2,300.00 |
| 3 | Massage | 1,000 | $ 2,600.00 | $ 31.20 | $ - | $ - | $ 2,600.00 | 6/30/29 | $ 2,600.00 |
| 4 | Common Area | 1,161 | $ - | $ - | $ - | $ - | $ - | - | $ - |
| | TOTALS | 5,000 | $ 6,749.00 | | $ 1,439.00 | | $ 8,188.00 | | |

## OPERATING STATEMENT

| INCOME / EXPENSE ITEM | PRICE / SF | ANNUAL AMOUNT |
|---|---|---|
| Taxes (2025) | $ 3.48 | $ 17,412.56 |
| Insurance (Estimated) | $ 0.80 | $ 4,000.00 |
| Building Repairs (Estimated) | $ - | $ - |
| Cleaning | $ - | $ - |
| Landscaping | $ - | $ - |
| Misc | $ 0.40 | $ 2,000.00 |
| Snow Removal | $ - | $ - |
| Utilities | $ - | $ - |
| Trash Removal | $ - | $ - |
| Association Fees | $ - | $ - |
| TOTAL ANNUAL EXPENSES | $ 4.68 | $ 23,412.56 |
| GROSS RENTAL INCOME | | $ 98,256.00 |
| NET OPERATING INCOME | | $ 74,843.44 |

## PROPERTY DETAILS

| | |
|---|---|
| Total Building SF (+/-) | 5,000 |
| Lot Size (Acres) | 0.12 |
| Year Built | 1997 |
| Roof Age | 2018 |
| HVAC Age | 2018 |
| Current Occupancy | 100% |

### KEY UNDERWRITING NOTES

- Each unit is a Condo (seperatly parceled) and need to be sold together
- Small leaks in dog grooming condo (roof)
- 1 HVAC unit for dog grooming and 1 for both the massage and vape condos
- Building has a HOA but no fee yet
- Shared Gas and Water (Araphoe Rental Pays Currently)
- Each tenant pays their own electric bill
- Caldwell Legacy (Araphoe Rental) owns all of the outside, minus the condo units

*This analysis is based on information provided by ownership and public records. Prospective purchasers should independently verify all income, expenses, lease terms, square footage, and property condition.*

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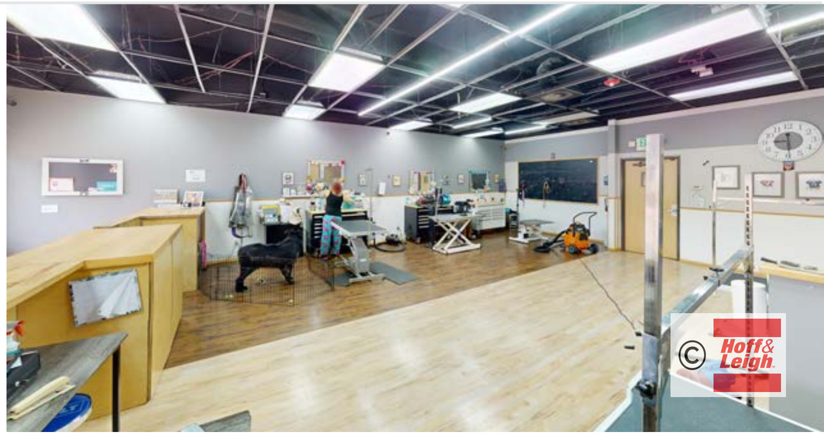
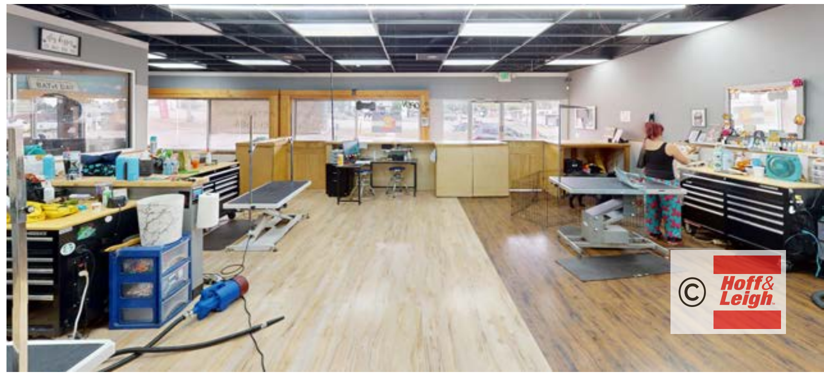
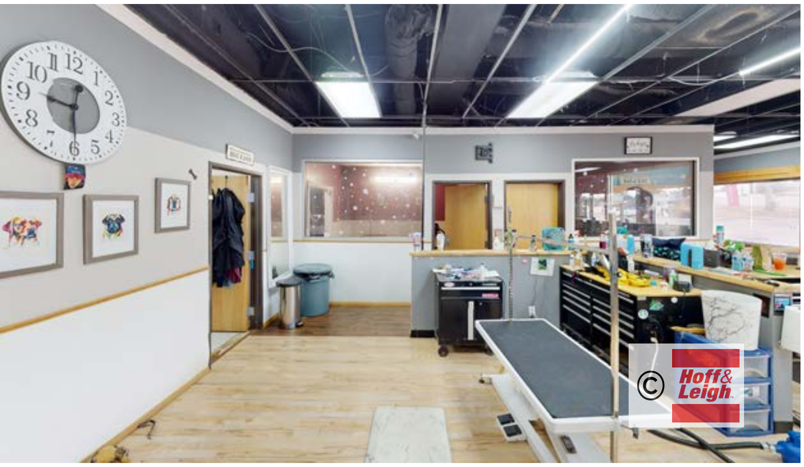
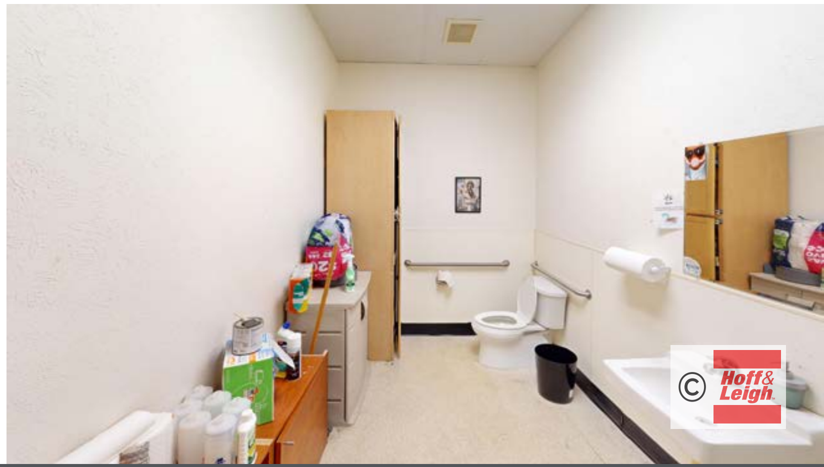
## 11950 W Colfax Ave
## Dog Grooming + Common Area

VIRTUAL TOUR







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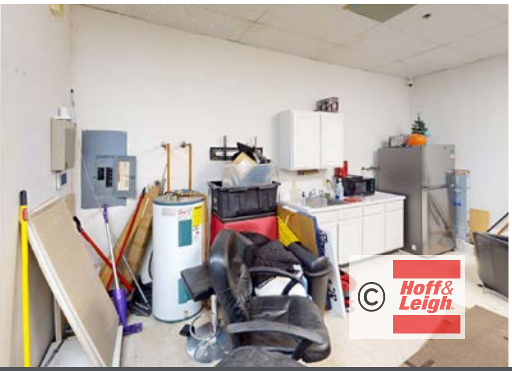
## 11970 W Colfax Ave
## Vape Space

**VIRTUAL TOUR**



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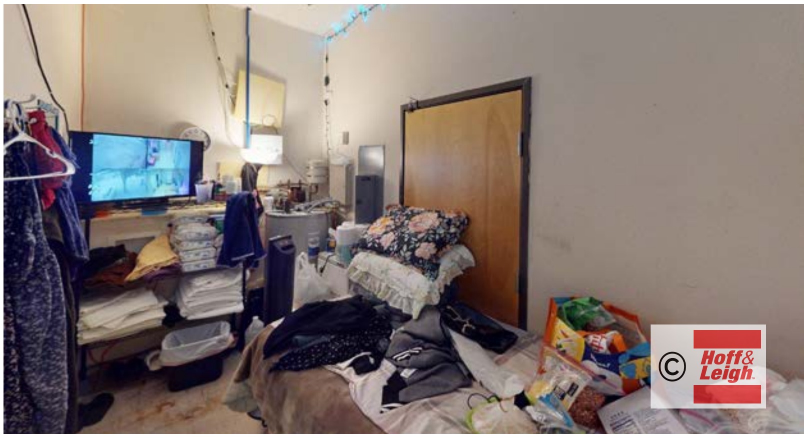
## 11990 W Colfax Ave
## Massage Space

VIRTUAL TOUR



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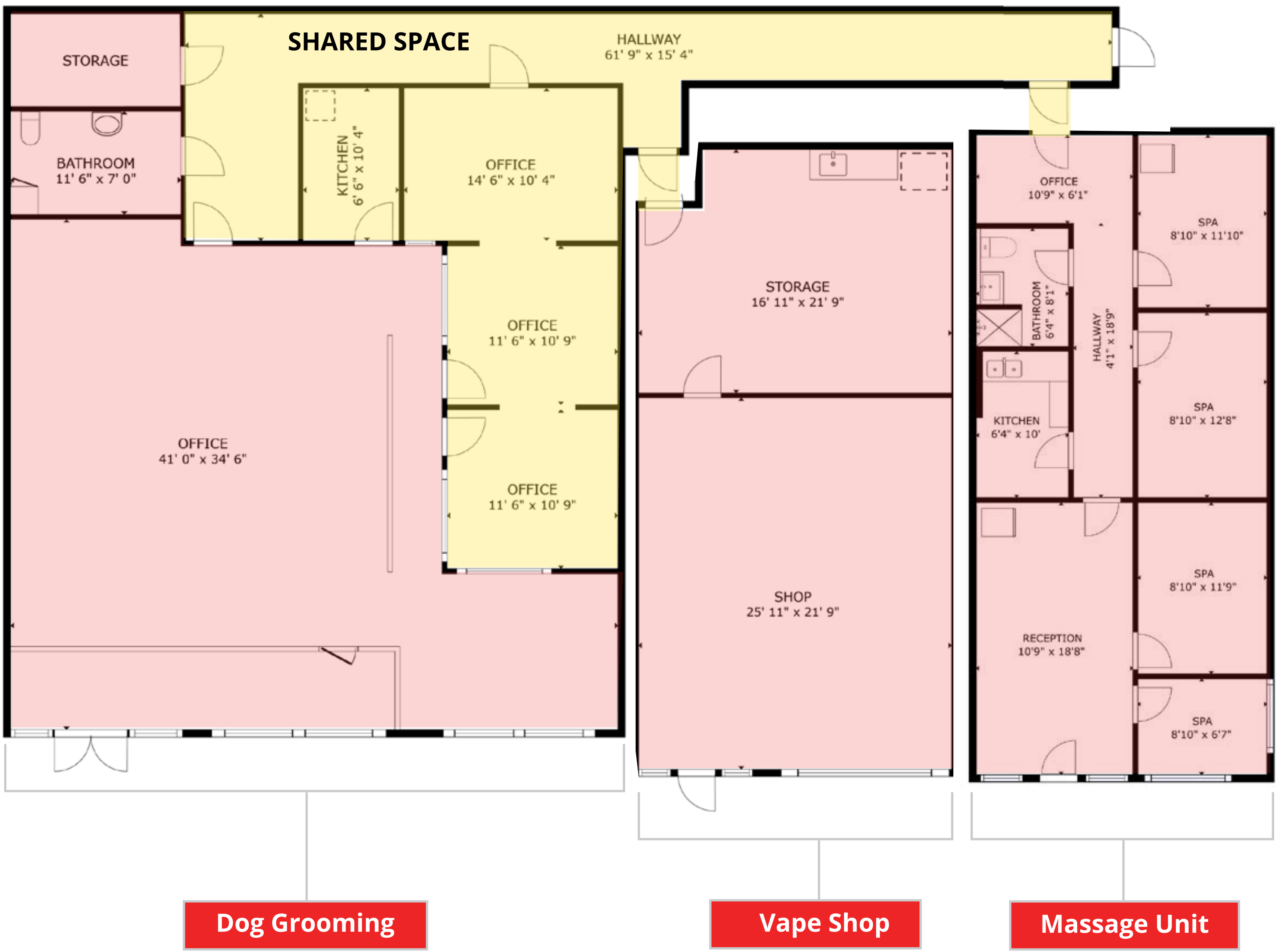
Shared Space | Condo Units





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