



**NEW PRICE**

# FOR SALE

## CHAFFEE PARK PLAZA

4801-4833 NORTH PECOS STREET &  
1735-1755 WEST 48TH AVENUE  
DENVER, COLORADO 80221

**William Feinberg**  
**The William Feinberg Companies, Ltd.**  
**Office - 303.861.4900**  
**Direct - 303.903.6970**  
**Email - [william@williamfeinberg.com](mailto:william@williamfeinberg.com)**

# SUMMARY

The William Feinberg Companies, Ltd. is pleased to present for sale Chaffee Park Plaza—a fully leased, 25,416 rentable square foot (RSF) retail shopping center located at the high-traffic intersection of I-70 and Pecos Street in Northwest Denver. The Center is home to 11 tenants, including regional, franchise, and local operators and is adjacent to national retailers including Save-A-Lot, Family Dollar, and 7-Eleven with gas. All leases are NNN and all have annual rent escalators. The average remaining lease term is over three years and Chaffee Park Plaza has been well maintained having invested over \$2.75 million in capital improvements (approximately \$110.00 per RSF) over the past 20 years. These improvements include new 60-mil membrane roofs with 20-year warranties installed in 2018 and new Trane rooftop HVAC units installed in 2018 and 2022. The property includes three buildings on 1.57 acres. Units are individually or sub-metered for utilities, and there is abundant parking with approximately 110 parking spaces including a parking easement behind the adjacent 7-Eleven. This is a strong, stable investment offering steady income, quality construction, and long-term upside.



PRICE: \$6,650,000



# PROPERTY DETAILS

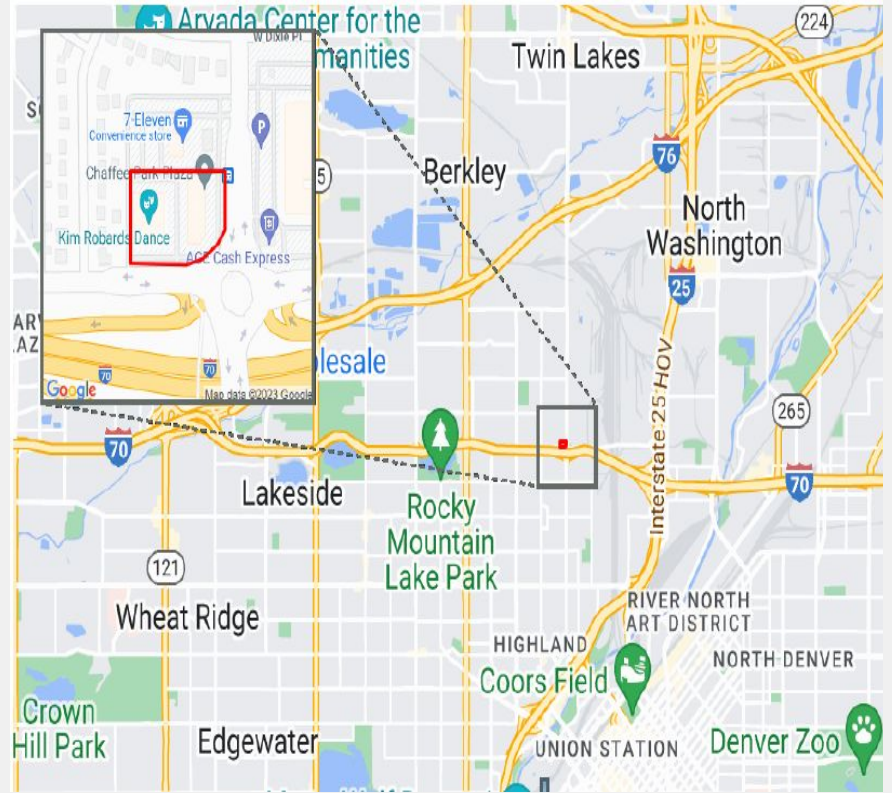
---



- **NOI:** \$472,401
- **Cap Rate:** 7.10%
- **100% leased with 11 tenants**
- **All Leases NNN**
- **All leases have annual escalators**
- **Total Rentable Square Feet:** 25,416
- **Land Area:** 1.57 acres (plus additional parking easement adjacent to the Center behind 7-11)
- **Parking:** 110 spaces
- **Roof:** New (2018) Membrane 60 mil roof (20 year warranty)
- **HVAC:** New (2018 & 2022) Roof Top Units
- **Great Visibility & Access at I-70 & Pecos interchange**
- **One owner for past 20 years**

# LOCATION HIGHLIGHTS

Chaffee Park Plaza is located in the heart of Northwest Denver, at the high-traffic intersection of I-70 and Pecos Street, serving as a key retail hub for the surrounding Chaffee Park and Sunnyside neighborhoods. These established communities are undergoing a residential and retail renaissance, fueled by a wave of new development that's attracting young professionals, families, and long-time residents alike. A mix of classic homes and new townhome and multifamily projects has created a vibrant, growing population with strong demand for neighborhood retail. Just minutes from Downtown Denver, Chaffee Park Plaza offers direct access to the Ballpark District, and the popular River North Art District (RiNo). The property is also just one exit west of I-25, providing quick access to Coors Field and Empower Field at Mile High and the rapidly developing Union Station neighborhood. With unmatched connectivity and location, the Plaza sits at the center of one of Denver's most active and evolving corridors.



## CHAFFEE PARK PLAZA SHOPPING CENTER

4801 Through 4833 North Pecos Street & 1735 and 1755 West 48th Ave, Denver, Colorado

Rent Roll As Of November 1, 2025

Suite	Rentable Sq. Ft. (RSF)	Named Tenant	Monthly Base Rent As of November 2025	Annual Base Rent: November 2025 through October 2026	Base Rental Rate: November 2025 through October 2026	Monthly Reserve Fund Payment as of November 2025	Annual Reserve Fund Payments: November 2025 through October 2026	Annual Net Rent: November 2025 through October 2026	Original Lease Start Date	Current Lease End Date	Base Rent Escalators and Notes
4801	1,998.00	Total By Verizon	\$4,513.98	\$54,574.02	\$27.31	\$112.85	\$1,364.35	\$55,938.37	7/15/2024	1/31/2030	Base Rent Increase of 3% every August 1st
4807	982.00	T4L Cricket Wireless	\$2,268.44	\$27,538.88	\$28.04	\$56.71	\$688.47	\$28,227.35	5/17/2022	9/30/2026	Base Rent Increase of 3.5% every July 1st. Verbal indication they will want to renew.
4809	780.00	JTobacco	\$1,740.75	\$21,193.63	\$27.17	\$43.52	\$529.84	\$21,723.47	9/25/2006	5/31/2028	Base Rent Increase of 3.5% every June 1st
4811	780.00	Gold Star Insurance	\$1,723.96	\$20,687.52	\$26.52	\$43.10	\$517.19	\$21,204.71	7/13/2023	8/31/2026	Lease Expires August 31, 2026. They will not renew
4815	900.00	Nails	\$1,875.00	\$22,762.52	\$25.29	\$46.88	\$569.06	\$23,331.58	12/18/2020	6/30/2030	Base Rent Increase of 3.5% every July 1st
4819	900.00	One Mobile PCS	\$1,931.25	\$23,464.70	\$26.07	\$48.28	\$586.62	\$24,051.32	2/26/2019	5/31/2029	Base Rent Increase of 3.5% every June 1st

## CHAFFEE PARK PLAZA SHOPPING CENTER

4801 Through 4833 North Pecos Street & 1735 and 1755 West 48th Ave, Denver, Colorado

Rent Roll As Of November 1, 2025

Suite	Rentable Sq. Ft. (RSF)	Named Tenant	Monthly Base Rent As of November 2025	Annual Base Rent: November 2025 through October 2026	Base Rental Rate: November 2025 through October 2026	Monthly Reserve Fund Payment as of November 2025	Annual Reserve Fund Payments: November 2025 through October 2026	Annual Net Rent: November 2025 through October 2026	Original Lease Start Date	Current Lease End Date	Base Rent Escalators and Notes
4823	1,560.00	Gloria's Hairdesign	\$2,997.73	\$36,962.10	\$23.69	\$74.94	\$924.05	\$37,886.15	10/1/2015	11/30/2027	Base Rent Increase of 3% every December 1st
4833	1,560.00	Fred Loya Insurance	\$2,678.00	\$32,537.70	\$20.86	\$66.95	\$813.44	\$33,351.14	2/14/2008	5/31/2028	Base Rent Increase of 3% every June 1st
1735	5,956.00	Builders First Source	\$7,990.98	\$95,891.76	\$16.10	\$199.77	\$2,397.29	\$98,289.05	5/24/2013	10/31/2026	Lease Expires October 31, 2026. They will not renew
1755	10,000.00	Kim Robards Dance	\$12,500.01	\$150,833.46	\$15.00	\$416.67	\$5,000.04	\$155,833.50	8/25/2022	5/31/2030	\$416.67 Monthly Base Rent Increase every September 1st
Food Truck	-	Clarizon	\$830.00	\$10,170.00	-	-	0	\$10,170.00	3/12/2024	3/31/2027	\$30.00 Monthly Base Rent Increase every April 1st.
<b>TOTAL</b>	<b>25,416.00</b>		<b>\$41,050.10</b>	<b>\$496,616.29</b>	<b>\$18.99</b>	<b>\$1,109.67</b>	<b>\$13,390.36</b>	<b>\$510,006.65</b>			

# NOTES

---



1. Reserve Fund Payments are an additional source of income. It is equal to 2.5% of a tenant's Base Rent, unless stated otherwise in the Rent Roll. It is for the landlord to use at its discretion for the following capital improvements, if and when required: (i) roof replacement (but not for patching and repairing which remain part of CAM); (ii) structural repairs (but not for trash enclosure and the interior and exterior portions of all doors, windows, plate glass, showcases and finished walls all of which are either tenant responsibilities or remain part of CAM); (iii) full replacement of rooftop HVAC units (but not the repair, maintenance or partial replacement of the units and the balance of the HVAC systems all of which remain the responsibility of tenants); and (iv) replacement or repairs of main water and sewer lines that service the buildings (but not water or sewer lines inside the buildings or that service a particular tenant which are the responsibilities of tenants or remain part of the CAM).
  2. All leases are NNN except for the Food Truck. Operating Expenses include CAM, property taxes, landlord's insurance premiums, Common Area utilities, snow removal, and property management fee. In addition to Operating Expenses and Reserve Fund Payments, tenants pay for their individual water and sewer use (which is sub metered on the Pecos building and billed back to all tenants) trash removal (which is shared between tenants of the Pecos building with the two tenants on 48th Ave. making their own arrangements for trash removal); HVAC maintenance (with the Landlord arranging for routine quarterly maintenance of rooftop units which is billed back to tenants); and sprinkler system monitoring and maintenance (which is billed back to the two 48th Ave. tenants.)
  3. Any lease renewal options are at rates solely determined by Landlord.
  4. Total Operating Expenses for 2024 were \$203,072.64 and are projected for 2025 to be \$242, 94.07. The increase in Operating Expenses for 2025 is primarily attributable to a projected increase in property taxes caused by an increase in Assessed Valuation, and low maintenance costs in 2024. The increase in 2025 maintenance costs is significantly attributable to parking lot repairs.
-

# CHAFFEE PARK PLAZA SHOPPING CENTER

## OPERATING EXPENSES

	<u>Actual 2024</u>	<u>Projected 2025</u>	
Real Estate taxes	\$100,785.34	\$115,159.71	2025 taxes based on new assessed value.
Hazard and Liability Insurance	\$41,232.36	\$43,665.72	Actual
Worker's Comp Insurance	\$65.22	\$63.52	Actual
Common Area Electric	\$3,835.09	\$3,550.00	Outside lights and monument sign
Storm Sewer	\$7,678.84	\$7,822.12	Actual
Ground Maintenance	\$4,549.00	\$4,450.00	Weekly lot sweeping and disposal of large trash items
Snow Removal	\$5,101.13	\$6,350.00	Based on year to date and contract for 2025-26
Maintenance and Repairs	\$5,767.63	\$23,725.00	Primarily parking lot and roof maintenance and repairs
Postage	\$75.00	\$75.00	
Licenses and Permits	\$247.50	\$247.50	Fire Department inspections
Graffiti Removal	\$200.00	\$750.00	
Sidewalk Assessment	\$0.00	\$510.50	New charge from City of Denver for public sidewalk repairs
Property Management	<u>\$33,535.53</u>	<u>\$35,725.00</u>	5% of total Rent collected
Total Operating Expenses	\$203,072.64	\$242,094.07	Increase primarily due to projected tax increase due to higher assessed value and lower than usual maintenance costs in 2024.

# SHOPPING CENTER

## PROJECTED PROFIT AND LOSS

**Based on Rent Roll November 2025 through October 2026 and Projected 2025 Expenses**

Annual Base Rent	\$ 496,616.29
Annual Reserve Fund Payments	<u>\$ 13,390.36</u>
Total Scheduled Net Rent	\$ 510,006.65
Annual NNN Operating Expenses	<u>\$ 242,094.07</u>
Total Scheduled Rent	\$ 752,100.72
Vacancy of 5%	<u>\$ (37,605.04)</u>
Total Adjusted Rent	\$ 714,495.69
Annual NNN Operating Expenses	<u>\$ (242,094.07)</u>
Net Operating Income	\$ 472,401.62





## Disclaimer and Disclosure Statement

This Marketing Brochure has been prepared solely for the purpose of providing a summary of unverified information to prospective purchasers and is intended to establish only a preliminary interest in the subject property. The information contained herein is provided for general reference only and is not intended to serve as a substitute for a thorough and independent due diligence investigation.

Neither the Seller nor The William Feinberg Companies, Ltd. makes any warranty, representation, or guarantee, express or implied, as to the accuracy, completeness, or reliability of the information contained herein, including but not limited to: income and expense data, projected financial performance, the size or square footage of the land or improvements, the physical condition the property, the presence or absence of hazardous materials or substances (including but not limited to PCBs or asbestos), or compliance with local, state, or federal laws, ordinances, or regulations. Furthermore, no representations are made concerning the financial condition of any tenant or the intentions of any tenant to continue occupancy.

Prospective purchasers are strongly advised to conduct their own independent investigation and analysis of all matters they deem material to their decision to acquire the property. This includes, but is not limited to, engaging qualified legal counsel, real estate professionals, environmental consultants, and tax advisors.

Disclosure: William Feinberg, acting as the broker through The William Feinberg Companies, Ltd., is also the principal owner of the Seller entity. Accordingly, Mr. Feinberg will be acting solely on behalf of the Seller and will not represent or act as an agent for any prospective purchaser in connection with this transaction.

William Feinberg  
The William Feinberg Companies, Ltd.  
Direct - 303.903.6970  
[william@williamfeinberg.com](mailto:william@williamfeinberg.com)