

FOR SALE

Two-Tenant Retail Strip Center

12244 E 44th Ave | Denver, CO

**BLUE
WEST
CAPITAL**



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PROPERTY OVERVIEW

PURCHASE PRICE:	\$4,230,000
NOI:	\$317,300
CAP RATE:	7.50%
BUILDING SIZE:	12,100 SF
PRICE/SF:	\$350
RENT/SF:	\$27.60
LAND SIZE:	1.43 AC
YEAR BUILT:	2013

INVESTMENT HIGHLIGHTS

- New 20-year House of Spirits leaseback with scheduled rent increases
- Real De Minas is an established local operator with four Denver locations and a 5-year renewal option
- 100% leased, two-tenant strip center built in 2013 on a 1.43-acre corner parcel
- Visibility off I-70 at 219,000 vehicles per day with first-turn access off Peoria Street exit ramp at nearly 52,000 vehicles per day
- Supported by nearby major national tenants including La Quinta Inn, Best Western, Hilton, McDonald's, and Popeyes Louisiana Kitchen
- 135,000+ daytime employees within five miles with site-adjacent hotels driving consistent demand

CONTACTS

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OFFERING MEMORANDUM