

5440 W 44th Ave.

Denver, CO 80212

\$2,400,000
PURCHASE PRICE

7.00%
CAP RATE

\$168,000
NOI



100% LEASED INVESTMENT PROPERTY



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5440 W. 44th Avenue offers a compelling opportunity to acquire a fully leased, single-tenant NNN investment combining stable in-place income with significant long-term redevelopment potential in one of Northwest Denver's fastest-evolving commercial corridors.

The Property consists of a **3,614 SF freestanding retail building on approximately 12,900 SF (±0.30 acres)**, prominently positioned at a signalized intersection along West 44th Avenue in the Town of Mountain View, between Denver and Wheat Ridge. The Property is **100% leased on a NNN basis to Medicinal Wellness LLC dba Oasis Cannabis Superstore**, generating \$168,000 in annual contractual income.

Beyond its current income profile, the Property offers meaningful embedded redevelopment optionality. The Town of Mountain View's anticipated **MX-C Mixed-Use Corridor zoning**, targeted for September 2026, is expected to materially expand permitted uses and development flexibility, including **by-right multifamily and mixed-use development, increased building height along W. 44th Avenue, and no maximum FAR**. This combination allows investors to benefit from **current contractual income while retaining the flexibility to pursue future repositioning or higher-density redevelopment.**

OFFERING

ADDRESS	5440 W 44th Avenue, Denver, CO 80212 (Also referenced as 5444 W 44th Ave.)
PRICE	\$2,400,000
CAP RATE	7.00%
NOI	\$168,000/year
MUNICIPALITY/COUNTY	Town of Mountainview Jefferson County
BUILDING SIZE (MARKETED)	3,614 SF
LAND AREA	12,900 SF (±0.30 acres); 125' frontage on W. 44th Ave.
PARKING	12 Spaces
YEAR RENOVATED	2015
CURRENT ZONING	C-1
ANTICIPATED ZONING	MX-C — Mixed-Use Corridor, targeted for adoption September 2026 (not yet in effect)
TENANT	Medicinal Wellness LLC dba Oasis Cannabis Superstore
LEASE STRUCTURE	NNN
OWNERSHIP ENTITY	SJ44 LLC, a Colorado limited liability company



Stable NNN Income

100% leased to Oasis Cannabis Superstore, generating approximately \$168,000 in annual NOI under a NNN structure.

Immediate Cash Flow + Redevelopment Optionality

Stable NNN cash flow today with embedded flexibility for future repositioning or higher-density redevelopment.

Northwest Denver Infill Location

Positioned between Berkeley, Wheat Ridge, Edgewater, Tennyson, and the Highlands — one of the metro's most active redevelopment corridors.

Prime Corner Location

Signalized intersection with exceptional visibility and 125' of frontage along West 44th Avenue.

Anticipated MX-C Zoning (Targeted Sept. 2026)

A major increase in allowable density and uses is anticipated to take effect under the Town's draft Land Use Code.

Assemblage Potential

Adjoining and nearby seller-controlled parcels are also available for sale, creating an opportunity for expanded site control and larger-scale redevelopment.



\$168,000

CURRENT NOI (NNN)

125'

FRONTAGE ON W. 44TH AVE

3,614 SF

BUILDING

12

PARKING SPACES

12,900 SF

LAND (±0.30 AC)

C-1 → MX-C

PARKING SPACES

PROPERTY HIGHLIGHTS

Major Capital Improvements:

- TPO Insulated Roof
- Electrical
- HVAC
- Paint
- Flooring
- Asphalt
- Sidewalks
- Security System
- LED Lighting

125' Frontage on 44th Ave

Excellent owner/user, investor, or developer opportunity

Secured Entries

2 Restrooms

Signage Available

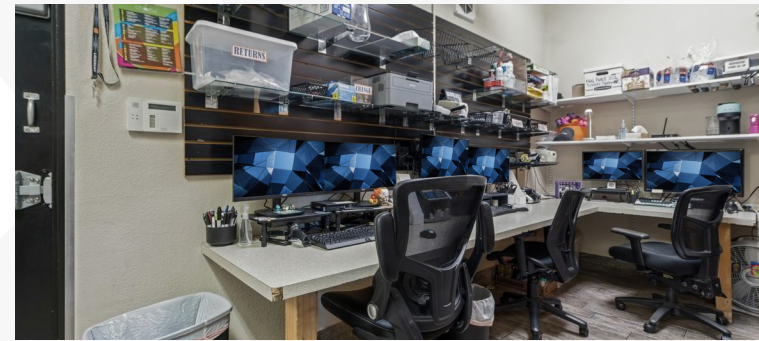
12 Private Parking Spaces



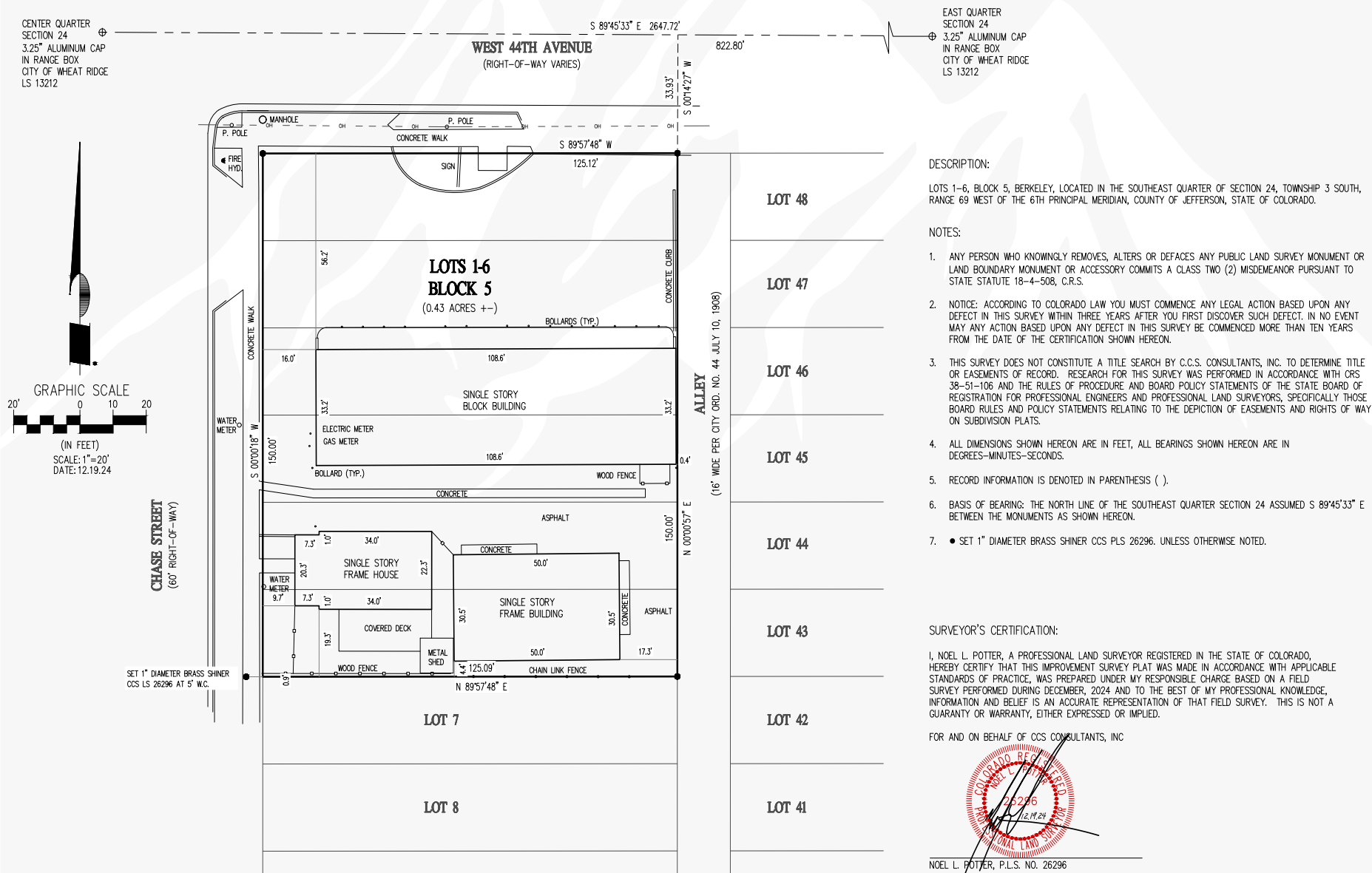
The Property is a 3,614 SF freestanding, single-tenant retail building on a ±12,900 SF corner lot (125' of frontage along W. 44th Avenue), originally built in 1978 and renovated in 2015 (interior remodeled 2017 per architectural plans). It is 100% leased to Oasis Cannabis Superstore on a NNN basis.



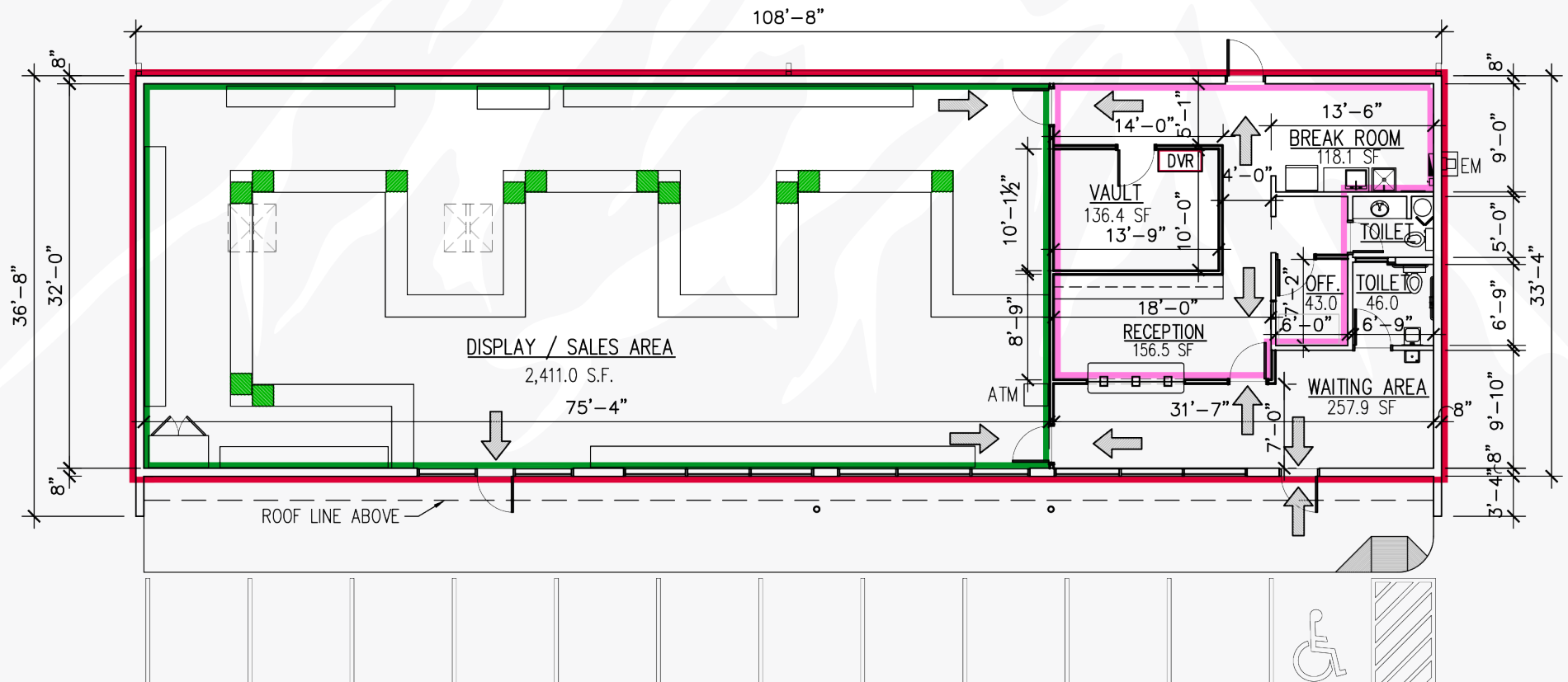




The Improvement Survey Plat below, prepared by CCS Consultants, Inc. (December 2024), depicts the combined Lots 1–6, Block 5, Berkeley (±0.43 acres) prior to subdivision. The 5440 building fronts W. 44th Avenue at the top of the plat (125.12' frontage); the 4386 Chase St. structures sit toward the rear of the site along Chase Street and are being conveyed separately.



The architectural floor plan below reflects the current buildout of the 5440 W. 44th Ave. building, including the retail display/sales area (2,411 SF), vault, reception, break room, offices, and restrooms.





WHY MOUNTAIN VIEW

- Central location between Denver, Berkeley, Wheat Ridge & Edgewater
- Minutes to I-70, Downtown Denver & the Highlands
- Business-friendly municipality
- Expanding zoning flexibility
- High visibility along W. 44th Avenue
- Strong surrounding residential and commercial demographics

5440 W. 44th Avenue occupies a highly visible, signalized corner in the Town of Mountain View, a centrally positioned municipality surrounded by Denver and Wheat Ridge and immediately adjacent to the Berkeley and Regis neighborhoods. The Property benefits from **125 feet of frontage along W. 44th Avenue**, strong residential density, and convenient access to Sheridan Boulevard, I-70, and downtown Denver.

Positioned near Berkeley, Tennyson Street, Sloan's Lake, the Highlands, Edgewater, and Wheat Ridge, the Property sits at the convergence of several of Northwest Denver's most established and actively evolving neighborhoods. Its infill location, surrounding residential base, and proximity to major transportation corridors support both the Property's **current retail use and long-term redevelopment potential.**



The Property sits along a signalized stretch of W. 44th Avenue directly across from a large vacant redevelopment parcel, with the historic Lakeside Amusement Park and Sloan's Lake visible to the east — underscoring both the immediate commercial context and the corridor's longer-term redevelopment trajectory.



NORTHWEST DENVER / MOUNTAIN VIEW

The Property sits at the convergence of several of Denver's strongest infill neighborhoods — Berkeley, Sloan's Lake, the Highlands, and Tennyson Street to the east, and Wheat Ridge and Edgewater to the west. This pocket of Jefferson County has seen sustained residential reinvestment and rising land values over the past decade, while retaining small-enclave municipalities like Mountain View that are actively modernizing their zoning codes to capture redevelopment demand rather than restrict it.

TRADE AREA DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Population	16,364	156,670	421,279
Average HH Income	\$139,788	\$129,435	\$119,636
2025 Households	7,793	71,505	189,526

Source: CoStar

TRAFFIC COUNTS (SUBMARKET CORRIDOR)

Roadway	Traffic Count
I-70	113,000 VPD
Wadsworth Blvd.	44,000 VPD
Sheridan Blvd. (SH-95)	32,000 VPD
Kipling St.	36,000 VPD
W. 44th Avenue	≈ 12,700 VPD

Source: CoStar, Local corridor count





**48' HEIGHT****NO MAX FAR****90% SITE COVERAGE****MIXED USE****MULTIFAMILY BY RIGHT**

THE REDEVELOPMENT TAKEAWAY

The proposed MX-C zoning represents a significant expansion of the Property's long-term development potential. The new district introduces by-right multifamily residential use, expressly permits multiple principal uses on a single site, eliminates the maximum floor area ratio, removes standard front and side setbacks, permits up to 90% impervious coverage, and—because the Property fronts W. 44th Avenue—allows a maximum primary building height of 48 feet. Together, these changes create the potential for substantially more intensive mixed-use development than under the existing C-1 framework.



INVESTMENT SUMMARY

SF LAND	ASKING PRICE
12,900	\$2.4M
CAP RATE	NNN LOI
7.00%	\$168K

Investment Metric	Value
Going-In Cap Rate	7.00%
Annual NNN Income / NOI	\$168,000
Monthly Base Rent	\$14,000
Building Area	3,614 SF
Land Area	12,900 SF
Price / Building SF	\$664
Price / Land SF	\$186
Lease Structure	NNN
Proposed Zoning	MX-C – Mixed-Use Corridor

INCOME TODAY. REDEVELOPMENT OPTIONALITY TOMORROW.

5440 W. 44th Avenue offers investors the combination of contractual NNN income and embedded redevelopment optionality on a prominent W. 44th Avenue corner.

At the \$2.40 million asking price, the Property delivers a 7.00% going-in return on \$168,000 of current annual NNN income, providing immediate yield without requiring near-term repositioning. The existing income is complemented by the underlying value of a 12,900-SF corner parcel with approximately 125 feet of W. 44th Avenue frontage and anticipated MX-C zoning designed to support substantially greater use and development flexibility.

The result is a compelling income + optionality investment: acquire the Property for its existing cash flow while retaining the ability to capitalize on the site's longer-term redevelopment potential.

CURRENT INCOME

7.00% going-in cap rate supported by \$168,000 of contractual annual NNN income

Passive NNN structure limits landlord operating responsibilities

IRREPLACEABLE LAND

12,900 SF corner site with ±125' of W. 44th Avenue frontage

Signalized corridor location provides visibility, access and long-term land utility

FUTURE OPTIONALITY

Proposed MX-C zoning materially expands the site's potential use and development envelope

By-right multifamily, mixed-use potential, 48' height along W. 44th Avenue and no maximum FAR





5440 W 44th AVE



5410-5430 W 44th Ave

5400 W 44th AVE

Parcel 39-244-03-001

4386 BENTON ST



4386 CHASE ST

5440 W. 44th Avenue represents Lots 1–4 of a larger contiguous ownership position along W. 44th Avenue and Chase Street. Seller separately owns the adjoining **4386 Chase Street (Lots 5–6)** as well as neighboring properties extending east along W. 44th Avenue.

While this offering is limited exclusively to 5440 W. 44th Avenue, the surrounding ownership creates a **unique potential pathway to future assemblage and expanded redevelopment scale**, subject to separate negotiation and availability.



This Offering Memorandum has been prepared by Rocky Mountain Real Estate ("Broker") on behalf of SJ44 LLC ("Seller") solely to assist prospective purchasers in evaluating the potential acquisition of 5440 W. 44th Avenue, Denver, Colorado 80212 (the "Property"). This Offering Memorandum is furnished on the understanding that it will be held in confidence and used solely for the purpose of evaluating a potential acquisition of the Property.

The information contained herein has been obtained from the Seller, public records, and other sources believed to be reliable; however, it has not been independently verified by Broker. Neither Seller nor Broker makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers are responsible for conducting their own independent investigation and due diligence regarding the Property and should consult their own legal, tax, financial, environmental, zoning, and other professional advisors.

The Property is offered subject to prior sale, withdrawal, or modification of the offering without notice. Seller expressly reserves the right, in its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and to terminate discussions with any prospective purchaser at any time.





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