

Chaffee Park Plaza - 1735-1755 W 48th Ave

1



City/County: **Denver / Denver**
State/Zip: **CO, 80221**

Property Type: **Ret / Conv/Strip Ctr**
Bldg Size: **5,956 SF**
of Anchors: - -
Year Built: **1950**
Parking Spaces: **42**
Traffic Count (Pri.): **35,000**
Land Area: **1.89 Ac.**
% Leased: **0%**

Available SF: **5,956 SF**
Max Contig: **5,956**
Min Divisible: **3,000**
Lease Rate/Type: **\$7.50 NNN**
Operating Exp/SF: **\$4.98**
Taxes/SF: - -
Sale Price:
Price/SF: - -

Leasing Contact: **Paragon Property Management / Sheryl McQuilliams (303) 902-3153**

Listing Notes:

In addition to the upper level of 5,956 SF there is a lower Level of 2,000 SF available at \$2.00/SF NNN.

10251 W Bowles Ave

2



City/County: **Littleton / Jefferson**
State/Zip: **CO, 80127**

Property Type: **Ret / Conv/Strip Ctr**
Bldg Size: **38,914 SF**
of Anchors: - -
Year Built: **1981**
Parking Spaces: - -
Traffic Count (Pri.): - -
Land Area: **3.43 Ac.**
% Leased: **58.37%**

Available SF: **16,200 SF**
Max Contig: **16,200**
Min Divisible: **16,200**
Lease Rate/Type: **\$7.50 NNN**
Operating Exp/SF: **\$2.25**
Taxes/SF: - -
Sale Price:
Price/SF: - -

Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Very active neighborhood center with in-line anchor availability. Join NAPA Auto Parts, Harbor Freight, JumpStreet, KFC, Pizza Hut and more. Monument signage Available. Motivated Landlord!!

9601-9611 W Colfax Ave

3



City/County: **Lakewood / Jefferson**
State/Zip: **CO, 80215**

Property Type: **Ret / Mixed Use**
Bldg Size: **5,688 SF**
of Anchors: **0**
Year Built: **1948**
Parking Spaces: **22**
Traffic Count (Pri.): - -
Land Area: **1.78 Ac.**
% Leased: **0%**

Available SF: **5,688 SF**
Max Contig: - -
Min Divisible: - -
Lease Rate/Type: - - - -
Operating Exp/SF: - -
Taxes/SF: - -
Sale Price: **\$525,000**
Price/SF: **\$92.30 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Freestanding building on W Colfax with front-in parking and minimal setback. 2 stories plus walk-out lower level. Monument signage provides additional identity. CMU-C including general retail or office.

12101 W Colfax Ave

4



City/County: **Lakewood / Jefferson**
State/Zip: **CO, 80215**

Property Type: **Ret / Restaurant**
Bldg Size: **3,391 SF**
of Anchors: - -
Year Built: **1976**
Parking Spaces: **46**
Traffic Count (Pri.): **23,000**
Land Area: **0.62 Ac.**
% Leased: **0%**

Available SF: **3,391 SF**
Max Contig: - -
Min Divisible: - -
Lease Rate/Type: - - - -
Operating Exp/SF: - -
Taxes/SF: - -
Sale Price: **\$695,000**
Price/SF: **\$204.95 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

CONFIDENTIAL SALE OF OPERATING RESTAURANT, Discretion required in viewing property. Operated as the Cottage Inn for 35 years. One of six Denver locations since 1967. Owners are ready to retire. Property shows very well. All FF&E available. Sunday showings to see the back half of the restaurant. Otherwise, visit and have breakfast, lunch or dinner, and see the front half.



6190 Federal Blvd

5



City/County: **Denver / Adams**
State/Zip: **CO, 80221**

Property Type: **Ret / Freestanding**
Bldg Size: **3,584 SF**
of Anchors: **0**
Year Built: **1934**
Parking Spaces: --
Traffic Count (Pri.): --
Land Area: **0.55 Ac.**
% Leased: **0%**

Available SF: **3,584 SF**
Max Contig: --
Min Divisible: --
Lease Rate/Type: ----
Operating Exp/SF: --
Taxes/SF: --
Sale Price: **\$450,000**
Price/SF: **\$125.56 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Warehouse has drive thru capability. House can be used as an office or caretaker's residence. Zoning allows for varied industrial and retail uses. Large yard area. Fronts Federal Blvd with zero setback and great visibility.

244 S Federal Blvd

6



City/County: **Denver / Denver**
State/Zip: **CO, 80219**

Property Type: **Ret / Freestanding**
Bldg Size: **4,084 SF**
of Anchors: --
Year Built: **1974**
Parking Spaces: --
Traffic Count (Pri.): --
Land Area: **0.31 Ac.**
% Leased: **0%**

Available SF: **4,084 SF**
Max Contig: --
Min Divisible: --
Lease Rate/Type: ----
Operating Exp/SF: --
Taxes/SF: --
Sale Price: **\$579,000**
Price/SF: **\$141.77 /SF**

Sale Contact: **Paragon Property Management / Sheryl McQuilliams (303) 902-3153**

Listing Notes:

Recent fire damage to building allows for varied redevelopment possibilities. Zoning of E-MX-2 permits a wide variety of commercial uses. Can re-build with insurance proceeds or sell as pad site. Small building with roll-up door remains. Please inquire, owner will consider all offers!

Sweet Fanny Adams - 57922 Hwy 285

7



City/County: **Bailey / Park**
State/Zip: **CO, 80421**

Property Type: **Ret / Restaurant**
Bldg Size: **6,228 SF**
of Anchors: --
Year Built: **1929**
Parking Spaces: --
Traffic Count (Pri.): --
Land Area: **2.13 Ac.**
% Leased: **0%**

Available SF: **6,228 SF**
Max Contig: --
Min Divisible: --
Lease Rate/Type: ----
Operating Exp/SF: --
Taxes/SF: --
Sale Price: **\$597,000**
Price/SF: **\$95.86 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Turn-key restaurant and bar. Successfully operated in the past but health concerns necessitated shutting it down. Well known throughout the mountain communities.

3835 Newland St

8



City/County: **Wheat Ridge / Jefferson**
State/Zip: **CO, 80033**

Property Type: **Ret / Freestanding**
Bldg Size: **3,182 SF**
of Anchors: --
Year Built: **1949**
Parking Spaces: **9**
Traffic Count (Pri.): --
Land Area: **0.22 Ac.**
% Leased: **0%**

Available SF: **3,182 SF**
Max Contig: --
Min Divisible: --
Lease Rate/Type: ----
Operating Exp/SF: --
Taxes/SF: --
Sale Price: **\$329,900**
Price/SF: **\$103.68 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Former credit union building. 1,521 SF on 2 levels. Zoning is NC - Neighborhood Commercial which allows for a variety of retail, office & residential uses.



Woodmar Plaza - 9083 W Peakview Dr

9



City/County: **Littleton / Jefferson**
State/Zip: **CO, 80123**

Property Type: **Ret / Conv/Strip Ctr**
Bldg Size: **17,176 SF**
of Anchors: - -
Year Built: **1979**
Parking Spaces: **90**
Traffic Count (Pri.): - -
Land Area: **2.00 Ac.**
% Leased: **75.99%**

Available SF: **4,124 SF**
Max Contig: **2,651**
Min Divisible: **420**
Lease Rate/Type: **\$9.00 - \$11.00 NNN**
Operating Exp/SF: **\$4.50**
Taxes/SF: - -
Sale Price:
Price/SF: - -

Leasing Contact: **Paragon Property Management / Sheryl McQuilliams (303) 902-3153**

Listing Notes:

This is a wonderful updated and well maintained neighborhood center with several successful businesses.

