



## RETAIL PROPERTY FOR SALE

INVESTMENT PROPERTY IN 6TH AND FEDERAL REDEVELOPMENT

543 BRYANT ST, DENVER, CO 80204



*Presented By:*

**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
JAY@JAMISCO.COM

# RETAIL PROPERTY FOR SALE

INVESTMENT PROPERTY IN 6TH AND FEDERAL REDEVELOPMENT

543 BRYANT ST, DENVER, CO 80204



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	0.38 Acres
Year Built:	1958
Building Size:	2,475
Zoning:	IA
Market:	Denver Metro
Price / SF:	\$321.21
Property Taxes	\$9290.76

### PROPERTY OVERVIEW

Retail property located in the up and coming 6th Ave and Federal Blvd redevelopment. Property is located at the base of the exit ramp off of 6th Ave. Currently leased to an MMJ Dispensary with 3.5 years left on their lease. Property was a former restaurant with hood and grease trap still in place. Billboard on site, but NOT a part of the sale of the property.

### PROPERTY HIGHLIGHTS

- Currently leased until 4/30/2023
- Lease with escalators in place
- Property Taxes paid monthly by tenant
- Large site with more than adequate parking
- Former restaurant with hood and grease trap in place
- Great location off of 6th Ave exit, close to I25

#### *Presented By:*

**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
JAY@JAMISCO.COM

## **RENT SCHEDULE**

Lease Year Start	Lease Year End	Square Footage	Price Per Square Foot	Total Monthly Base	Property Taxes**	Total Monthly Rent	Total Annual Rent
5/1/19	4/30/20	2475	27.47	5665	770.92	6435.92	77,231.04
5/1/20	4/30/21	2475	28.29	5834.95	770.92	6605.87	79,270.44
5/1/21	4/30/22	2475	29.14	6010	770.92	6780.92	81,371.04
5/1/22	4/30/23	2475	30.01	6190.30	770.92	6961.22	83,534.64

**\*\*Reassessed each year and passed onto the tenant.**

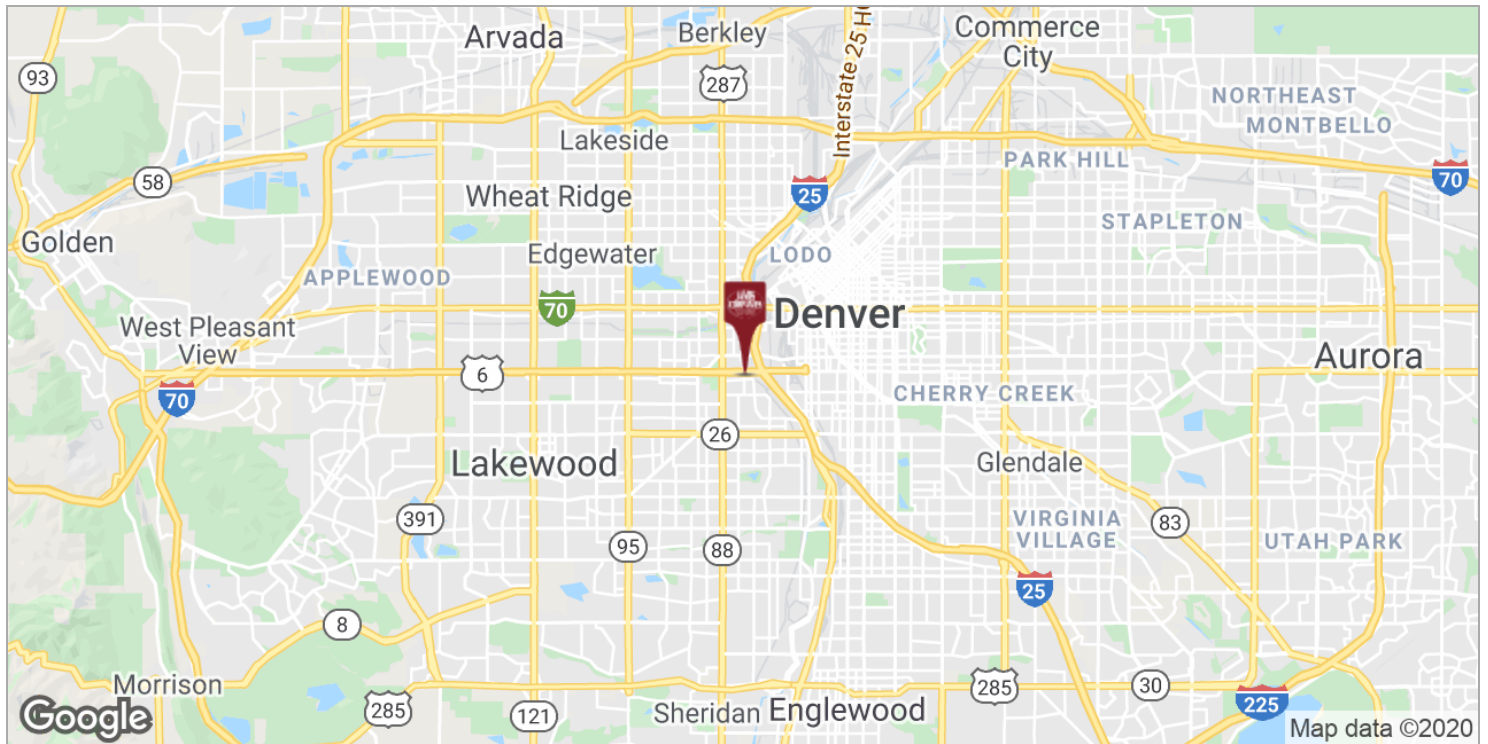
# RETAIL PROPERTY FOR SALE

INVESTMENT PROPERTY IN 6TH AND FEDERAL REDEVELOPMENT

543 BRYANT ST, DENVER, CO 80204



## LOCATION MAPS



**Presented By:**

**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
JAY@JAMISCO.COM

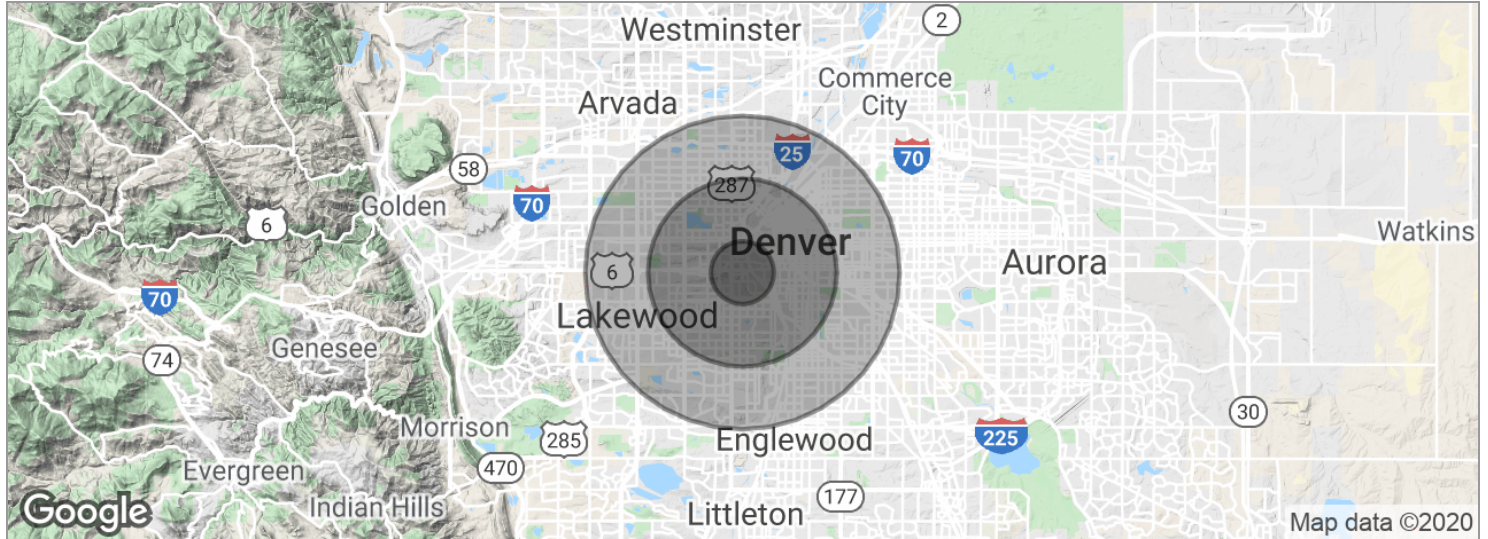
# RETAIL PROPERTY FOR SALE

INVESTMENT PROPERTY IN 6TH AND FEDERAL REDEVELOPMENT

543 BRYANT ST, DENVER, CO 80204



## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,568	184,595	459,547
Median age	27.2	31.3	33.8
Median age (Male)	28.6	31.3	33.5
Median age (Female)	28.5	32.3	34.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,387	81,661	203,963
# of persons per HH	3.1	2.3	2.3
Average HH income	\$37,905	\$53,762	\$62,346
Average house value	\$178,380	\$254,397	\$303,909

*\* Demographic data derived from 2010 US Census*

### **Presented By:**

**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
JAY@JAMISCO.COM