



Sale Price: \$420,000 (\$81.02/SF)

7.62% Cap Rate

Property Features:

- 100% occupied three tenant retail center
- Tenants: Metro PCS, Amazing Cakes by MZ, and Derby Insurance & Taxes
- New Roof
- 5,050 of leasable square footage
- Stable tenants with at least four years of operations at this location
- Tenants are responsible for all utilities
- Priced below replacement cost
- Abundant parking located around the center
- Located on recently updated corner of East 72nd and Monaco Street in the Adams County Enterprise Zone
- Upside in rents
- Large patio for event center

Area Demographics:



Population

1 mile	15,958
3 mile	43,166
5 mile	168,852



Households

1 mile	4,750
3 mile	13,894
5 mile	55,491



Average HH Income

1 mile	\$62,812
3 mile	\$64,835
5 mile	\$71,718

For more information, please contact:

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CODY STAMBAUGH

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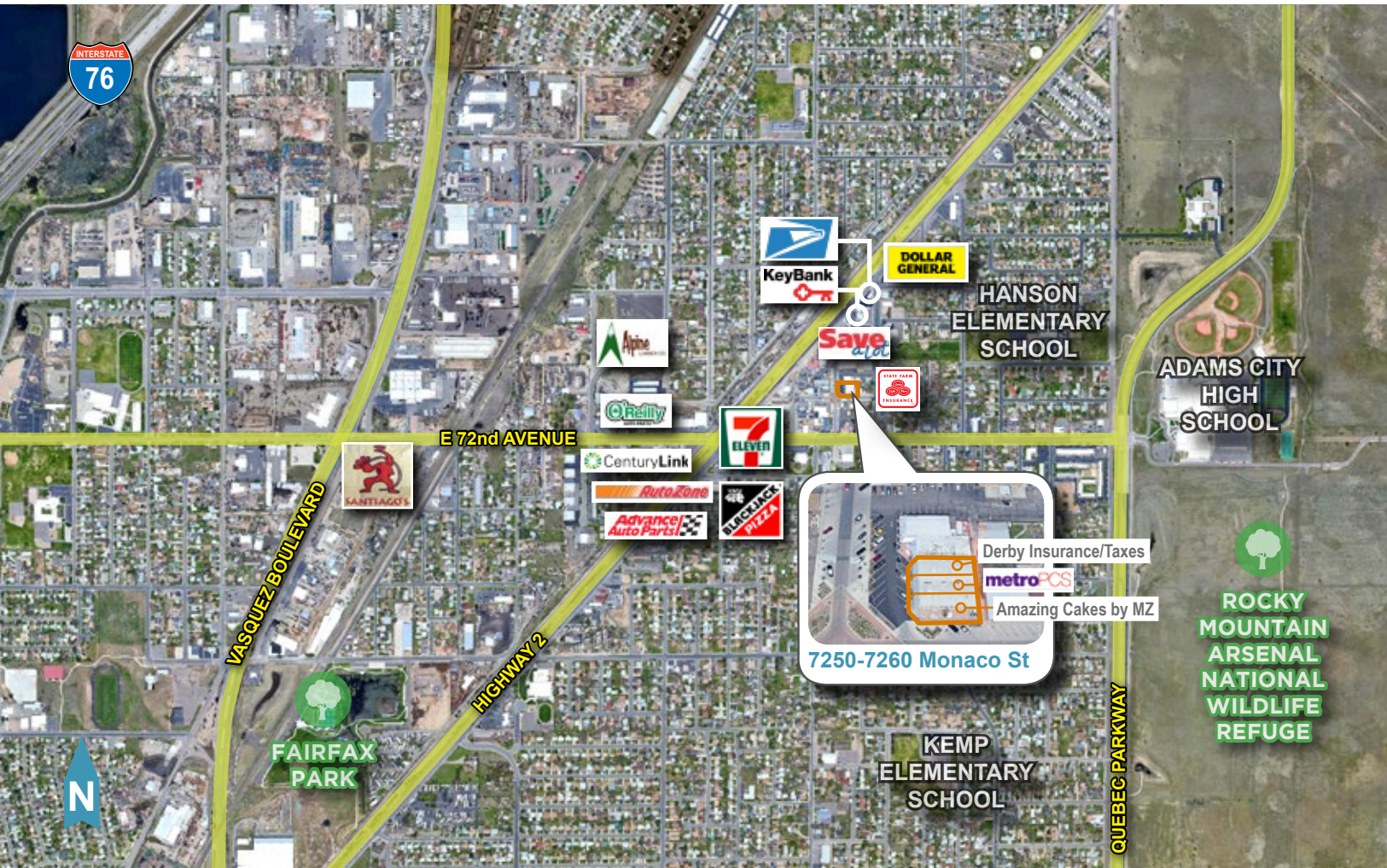
CStambaugh@PinnacleREA.com



STAMBAUGH
SENGELMANN

Property Overview

City: Commerce City
County: Adams
Zoning: C-MX-3
Building Size: 5,184 SF
Lot Size: 7,841 SF
YOC: 1953



For more information, please contact:



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