

Contact:

Win King/WKing@landadvisors.com
Office 303.318.4200/Fax 303.318.4242
 5619 DTC Parkway, Suite 1005
 Greenwood Village, CO 80111
 www.landadvisors.com

Retail Building with Parking For Sale or Lease

Denver, CO



Location: Building is located at 4455 W. Colfax Avenue, at the NEC of Utica Street and W. Colfax Ave., in Denver, Colorado.

Size: 3,568 sq. ft. retail building on 20,000 sq. ft. lot

Price:

Lease - \$14.00/sf NNN

Purchase - \$750,000.00 (\$210.00/BSF or \$37.50/LSF)

Zoning: C-MS-5, Main Street Commercial allowing for mixed-use development up to 5 stories

2009 Taxes: \$9,307.06

Comments:

- Exceptional West Denver location adjacent to the 19 acre St. Anthony's Hospital. St. Anthony's relocation will begin at the end of 2010 and continue thru 2011 during which time they will be entertaining offers to purchase and redevelop the West Colfax property.
- The building sits on the City bus route, along the commercial corridor between Sloan's Lake and Lakewood Dry Gulch Parks and is in close proximity to bike paths and two light rail stations (Perry and Sheridan) which are due to come online in 2013.
- Corner retail location. Open, flexible floor plan with some office finish suitable of many businesses or able to support restaurant uses. Fenced and gated onsite parking.
- Three, five or ten-year leasing opportunity or purchase for redevelopment.

Changing Demographics

The area between Sloan's Lake and Lakewood Dry Gulch parks has experienced a rapid transition of housing stock due to a significant number of homes that were foreclosed on, renovated and resold in the area over the last two years.

Calming Traffic Boosts Business

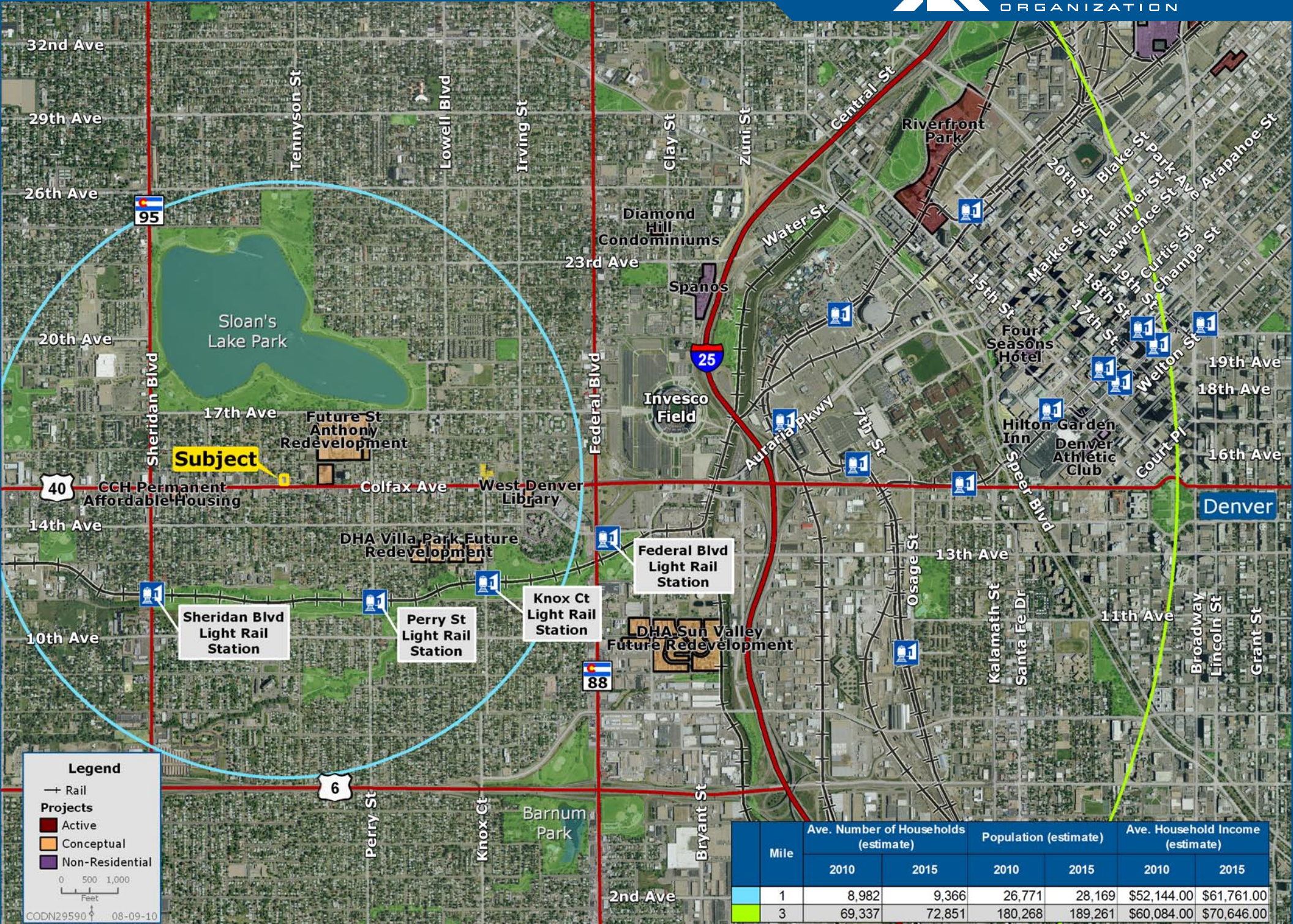
The West Colfax BID (www.westcolfaxbid.org) has spearheaded efforts to add dedicated On-Street Parking to West Colfax Avenue to slow traffic through the corridor and encourage walkability to support neighborhood serving retailers. On-street parking gives retail customers quick and easy access to their businesses and offers pedestrians added safety when crossing the street which is integral to the success of businesses along the corridor.

Major Tax Incentives

Three major tax incentives encourage businesses to invest along West Colfax:

1. New Markets Tax Credits
2. Low-Income Housing Tax Credits
3. Enterprise Zone Tax Credits





Legend

- Rail
- Projects**
- Active
- Conceptual
- Non-Residential

0 500 1,000
Feet

CODN29590 08-09-10

| Mile | Ave. Number of Households (estimate) | | Population (estimate) | | Ave. Household Income (estimate) | |
|------|--------------------------------------|--------|-----------------------|---------|----------------------------------|-------------|
| | 2010 | 2015 | 2010 | 2015 | 2010 | 2015 |
| 1 | 8,982 | 9,366 | 26,771 | 28,169 | \$52,144.00 | \$61,761.00 |
| 3 | 69,337 | 72,851 | 180,268 | 189,261 | \$60,084.00 | \$70,646.00 |



Subject

Conejos Pl

Vrain St

Utica St

Tennyson St

Colfax Av

40

