

FOR SALE

1301 S Sheridan Boulevard, Denver, CO

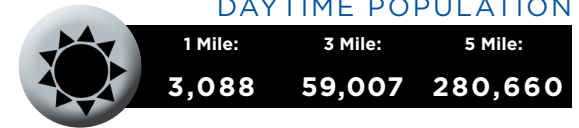


DEMOGRAPHICS

POPULATION



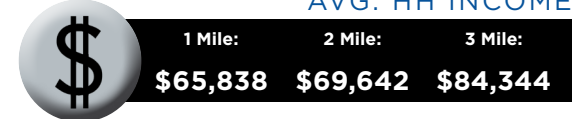
DAYTIME POPULATION



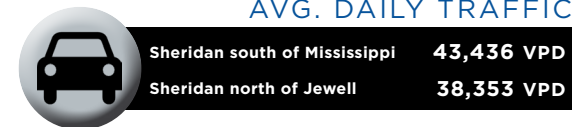
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



OVERVIEW:

- **Sale Price:** \$950,000.00
- **NOI:** \$74,283
- **Lease Term:** December 31, 2025
- **Building Size:** Approx. 2,927 SF
- **Land Size:** Approx. 12,400 SF
- **Real Estate Taxes:** \$16,719.74

HIGHLIGHTS:

- Base rent increases 3% on an annual basis
- NNN lease
- Tenant has 1-5 year renewal option

For more information, contact:

Rich Otterstetter

720 287 6860

richo@creginc.com

Adam Rubenstein

720 598 6050

adam@creginc.com

CROSBIE
REAL ESTATE
GROUP

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SITE

**DOLLAR
GENERAL**

EZ PAWN

Little Caesars

**Sheridan
Liquors**

SONIC
America's
Drive-In.

**National
Insurance
Center**
Siete Salsas
Lily Nails
The Glass Hut

SHERIDAN BLVD 43,436 vpd

LOUISIANA AVE



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