EDGE Lohi COMMERCIAL FOR SALE

1735 Central Street, Denver - Unit 100 & 150

NNN LEASE RETAIL INVESTMENT OPPORTUNITY





2795 Speer Blvd #10 Denver, CO 80211

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OVERVIEW - 1735 Central Street, Units 100 & 150

SLATE Real Estate Advisors

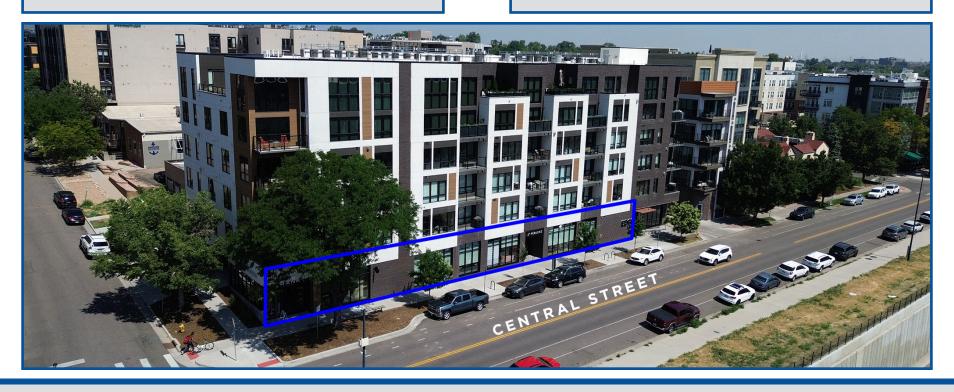


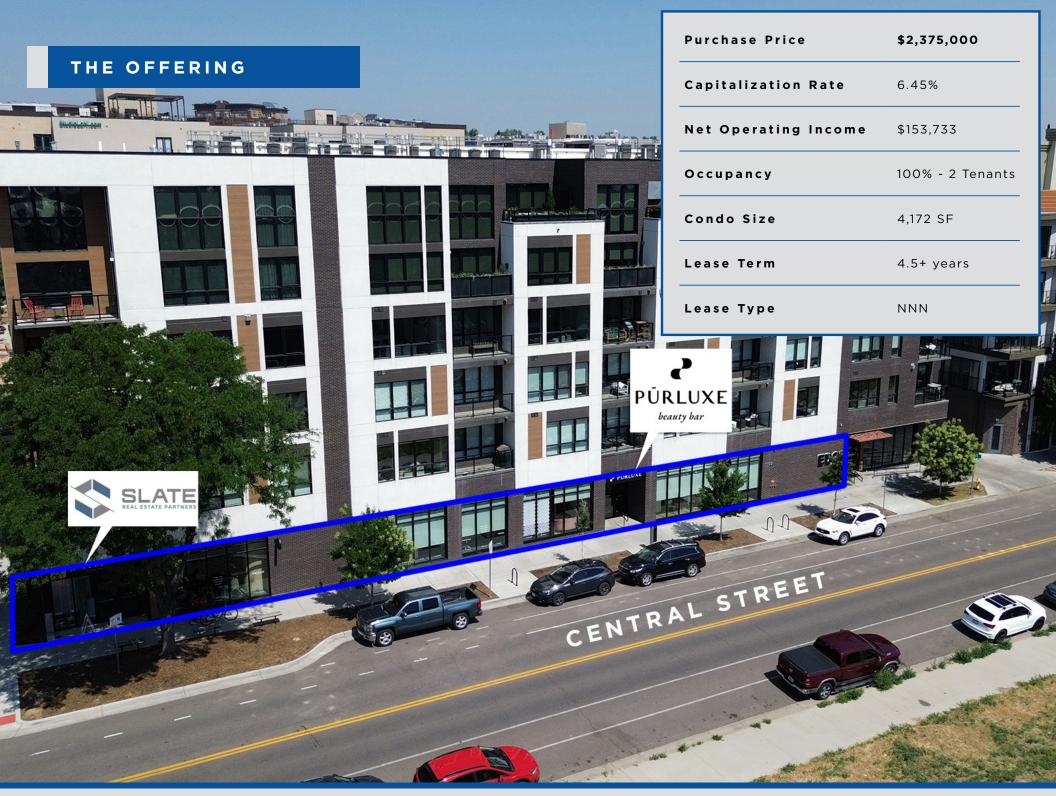
- Initial 8 year term, 4.5+ years remaining
- 2,336 SF (56% of GLA)
- 3.0% annual rent escalations
- · Personally guaranteed lease
- · Adjacent parking

PureLux Beauty Bar



- Initial 8 year term, 4.5+ years remaining
- 1,836 SF (44% of GLA)
- 3.0% annual rent escalations
- 3 locations (DTC, Cherry Creek)
- Personally guaranteed lease





PROPERTY OVERVIEW

• Building Size: 46 Units • Year Built:

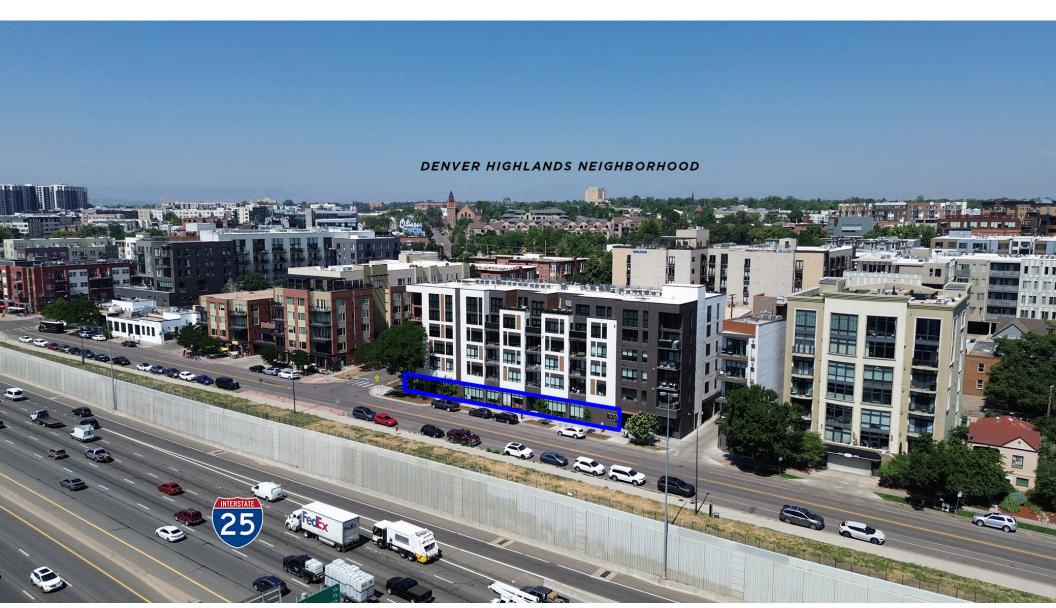
• Parcel Size: 14,311 SF

14,311 SF • Hard Corner

2021

• Parcel IDs: 0228315099099

02283150100100



DEMOGRAPHICS











POPULATION

462,915

DAYTIME POPULATION

HOUSEHOLDS

AVG. HH INCOME

\$161,402

On I-25 northeast of SPEER BOULEVARD:

TRAFFIC COUNTS

254,500 vpd

1 Mile: 37,522 3 Mile: 224,863

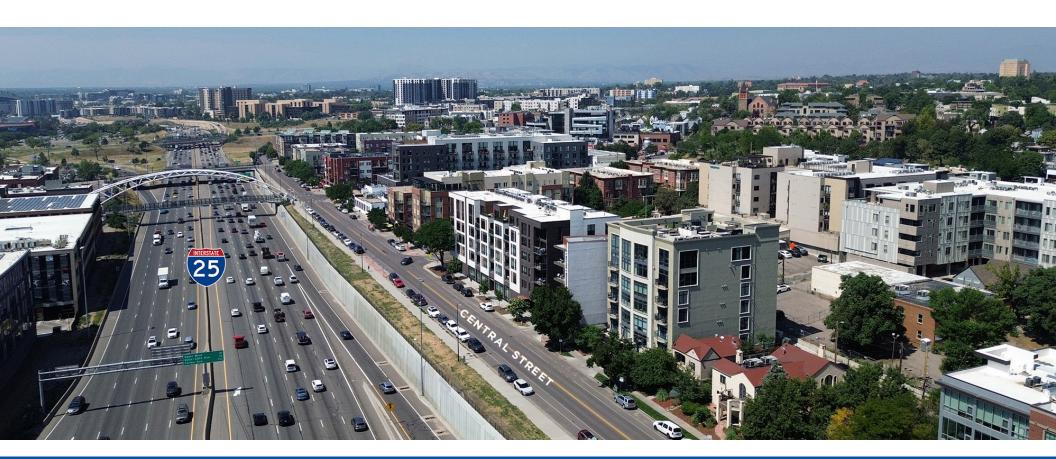
5 Mile:

64,044 235,740 360,008 22,597 119,038 225,301

\$136,714

\$136,197

On CENTRAL STREET southwest of 20TH STREET: 8,516 vpd



LOCATION



LOCATION



FINANCIAL ANALYSIS

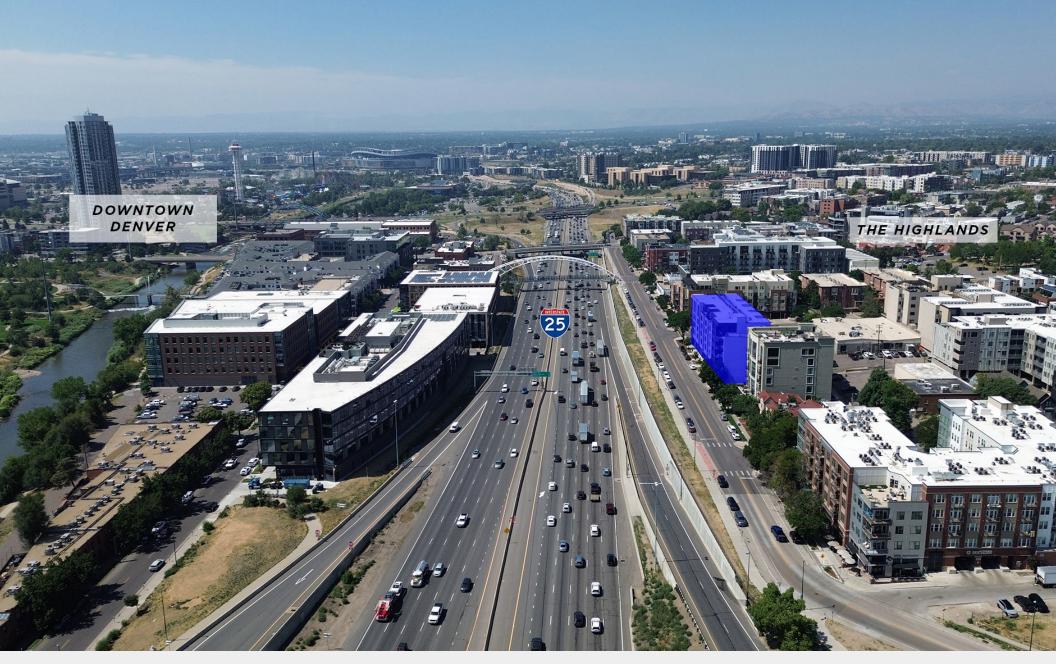
Bar

Rent F	Roll as of November 2 Tenant	Size (SF)	% of GLA	Base Rent		Lease Term			Expense Collection			
Suite				Annual PSF	Annual	Monthly	Start	Expiration	Option(s)	Lease Type	Annual	Annual PSF
100	Slate Real Estate Advisors	2,336	56%	\$36.61	\$85,521	\$7,127	5/1/2021	4/30/2029	(1) 5 Year	NNN	\$38,918	\$16.66
150	PurLuxe Beauty	1,836	44%	\$37.15	\$68,212	\$5,684	2/1/2021	1/31/2029	(1) 5 Year	NNN	\$30,588	\$16.66

Totals/Averages		100%	NOI*:	\$153,733	\$12,811
Occupied Square Feet		100%			
Vacant Square Feet	O	0.0%			
Total Square Feet	4,172	100%			Property

Price	\$2,375,000 CAP RATE	\$569 6.45%
Net Operating Income	\$153,733	\$36.8
Total Property Expenses	\$69,525	\$16.66
Taxes	\$44,200	\$10.60
Management Fee	\$4,800	\$1.15
Insurance	\$3,575	\$0.86
Common Area Maintenance (CAM)	\$16,950	\$4.06
2024 Property Expense Budget		
Total Revenue		\$53.5
NNN Expense Collection	\$69,525	\$16.66
Base Rent Collection	\$153,733	\$36.8
Property Revenue		

\$69,525



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