

4900 East Colfax Avenue

Denver, CO 80220

FOR SALE

\$2,400,000

7.32% Cap Rate



FOR MORE INFORMATION:

JAKE MALMAN

720 471 1763

jake@malmancr.com

DAN PREVEDEL

303 945 5697

dan@malmancr.com



4900 East Colfax Avenue, Denver, CO 80220

Property Facts

Price	\$2,400,000
Current NOI	\$175,624.98
Current Cap Rate	7.32%
SF	9,635 SF
Price Per SF Building	\$249.10/SF
Land Size	15,613 SF
Price Per SF Land	\$153.72/SF
Zoning	U-MS-3
Parking	8 Spaces + Street Parking
County	Denver
Year Built	1932
Year Renovated	2025
Taxes	\$41,978.68 (2024 for both tax parcels)

Highlights

- 100% leased asset
- 8,548 SF commercial + 1,087 SF residential duplex
- \$13,200/yr management fee baked into the deal (NOI stated is true NOI)
- New bus lanes on Colfax under constructions which will give more visibility to retailers along Colfax
- Many new multifamily projects under construction in the immediate vicinity
- Strong area development and demographics





POPULATION

2024 Population

1 mile	3 Mile	5 mile
23,681	208,611	495,450

INCOME

Avg Household Income

1 mile	3 Mile	5 mile
\$127,390	\$115,978	\$100,248

Median Household Income

1 mile	3 Mile	5 mile
\$95,245	\$85,438	\$80,448



4900 East Colfax Ave

Denver, CO 80220



Rent Roll

Tenant	Use	Square Footage	Lease Commencement	Lease Expiration	Options	Rental Rate	Monthly Base Rent	Annual Base Rent	Lease Type
Mexican Coffee Shop	Coffee Shop	1,405	11/27/2023	5/28/2030	Two 5-Year Options at FMV	\$29.05	\$3,401.27	\$40,815.24	NNN
Little Pig	Fine Dining	3,233	1/18/2024	9/30/2035	Two 5-Year Options at FMV	\$25.00	\$6,735.42	\$80,825.04	NNN
Intuition Studios	Tattoo Studio	494	12/1/2019	5/31/2027	None	\$27.96	\$1,150.83	\$13,809.96	NNN
Kohara Paige	Clothing Store	494	7/1/2024	6/30/2027	None	\$27.33	\$1,125.00	\$13,500.00	NNN
City Donuts	Donuts and Pastries	494	4/28/2015	4/30/2026	None	\$28.41	\$1,169.58	\$14,035	NNN
Residential Basement Unit	Residential	1,087	12/1/2024	MTM	None	N/A	\$950.00	\$11,400.00	Gross
Residential Upstairs Unit	Residential	1,087	12/1/2024	MTM	None	N/A	\$1,600.00	\$19,200.00	Gross

FOR MORE INFORMATION



JAKE MALMAN
720 471 1763
jake@malmancre.com

DAN PREVEDEL
303 945 5697
dan@malmancre.com

Meet the Brokers



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$250M of transactions in the Colorado market.



Dan Prevedel joined Malman Commercial Real Estate in August 2022 with a focus on lease negotiations and acquisitions/dispositions in all asset types and classes. Prior to joining Malman CRE, Dan began his career in tenant representation for TB Advisors, assisting clients with identifying and aligning their strategic business, financial and operational objectives with their commercial real estate

requirements. He has quickly developed a trustworthy reputation with his clients through his knowledge base and accountability.

Dan is a Colorado native and holds a bachelor's degree in Business Management from Whittier College.



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer,

with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not

photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

FOR MORE INFORMATION

JAKE MALMAN

720 471 1763

jake@malmancr.com

DAN PREVEDEL

303 945 5697

dan@malmancr.com



4900 East Colfax Avenue

Denver, CO 80220



JAKE MALMAN

720 471 1763

jake@malmancre.com

DAN PREVEDEL

303 945 5697

dan@malmancre.com