



FOR SALE
RETAIL

ALAMEDA - 7-11
2299 West Alameda Avenue

- 7-Eleven Lease
- NNN Lease Structure
- 36,050 Cars pass a day
- Dutch Brothers (new) neighbor
- Costco adjacent
- Hard corner - Alameda & Yuma



DOUG JENNINGS, CCIM
Associate
dougjennings@remax.net

RE/MAX COMMERCIAL ALLIANCE
5440 Ward Road, Suite 260
Arvada, CO 80002
coloradocommercialbrokers.com
+13037564747 Each Office Independently Owned and Operated.



Property Summary

| | |
|----------------|-------------|
| Building SF: | 2,695 |
| Lease Rate: | \$23.47 |
| Lot Size: | 17,790 SF |
| Parking Ratio: | N/A |
| Parking: | 13 |
| Price: | \$1,965,576 |
| Year Built: | 1989 |
| Zoning: | Commercial |

Property Sale Overview

With an original lease date from 7-Eleven being in 1986, this site offers a great opportunity to benefit from a true triple net lease structure in Denver Colorado. The location offers a wonderful position for this tenant, and the track record for the site offers stable success for a future landlord.

This site is neighboring a new Duch Bro's coffee shop and across the street from a Costco center with a reported traffic count of 26,596 cars passing in front of this site a day it is sure to create an abundant of business with its corner location.

The information provided assumes a renewal in 2027 with a 10% increase in base rent for every 5 years thereafter.

Location Overview

Corner of West Alameda and South Yuma - Denver Colorado (80223 zip code).

ABSTRACT INFORMATION

ALAMEDA - 7-11

2299 West Alameda Avenue
Denver, CO 80223

Tenant / Guarantor:

7-Eleven, Inc

Parcel #:

05094-00-135-000

2,590 Square Feet

Store #:

29151

Address:

2299 West Alameda | Denver, CO

Lease Option:

Two 5-year terms starting on 05/01/2027

Right Of First Refusal:

Yes - 20 Days to Respond

Lease Type:

NNN

Landlord Responsibility:

Landlord to maintain the foundation, slab and structural soundness of the premises

Estoppel/SNDA:

Tenant shall have 30 days after receipt of Estoppel or SNDA



| Lease Terms | | | | | | | |
|------------------|-----------|-----------|-------------|--------------|----------|--------------|------------|
| Years | From: | To: | Monthly | Annual | Rate | Increase Amt | Percentage |
| 1 to 5 | 5/1/2017 | 4/30/2022 | \$ 5,246.00 | \$ 62,952.00 | \$ 24.31 | | |
| 6 to 10 | 5/1/2022 | 4/30/2027 | \$ 5,270.83 | \$ 63,249.96 | \$ 24.42 | \$ 297.96 | 0.47% |
| Option To Extend | | | | | | | |
| Ext. 1 | 5/1/2027 | 4/29/2032 | \$ 5,797.92 | \$ 69,575.04 | \$ 26.86 | \$ 6,325.08 | 10.00% |
| Ext. 2 | 4/30/2032 | 4/29/2037 | \$ 6,377.81 | \$ 76,533.72 | \$ 29.55 | \$ 6,958.68 | 10.00% |

Abstract Disclaimer:

All information provided is based from reliable sources and dependant upon verification by all parties.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

BUSINESS MAP

ALAMEDA - 7-11

2299 West Alameda Avenue
Denver, CO 80223

