

# Listings Summary Report



**10101-10139 E Colfax Ave**  
10101-10139 E Colfax Ave  
Aurora, CO 80010

**Listing Notes:** Outstanding Arts district location Rate: \$8.00 NNN Negotiable on Tenant Improvements Abundant Parking

**Building Size:** 11,020 SF  
**General Use:** Retail  
**Specific Use:** Convenience/Strip Center  
**Status:** Existing  
**Year Built:** 1953  
**Parking Ratio:** 3.26 /1000

**Available SF:** 2,335 SF  
**Max Contig:** 2,335 SF  
**Min Div:** 2,335 SF  
**Lease Rate:** \$8.00 NNN  
**Sublease:** No

**Major Tenants:**  
Rio Mart  
Tortillas de Harina  
Tres Caballos

**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999



**Quincy Plaza**  
14011 W Quincy Ave  
Morrison, CO 80465

**Listing Notes:**

**Building Size:** 16,573 SF  
**General Use:** Retail  
**Specific Use:** Convenience/Strip Center  
**Status:** Existing  
**Year Built:** 1981  
**Parking Ratio:**

**Available SF:** 960 SF  
**Max Contig:** 960 SF  
**Min Div:** 960 SF  
**Lease Rate:** \$10.00 - \$12.00 NNN  
**Sublease:** No

**Major Tenants:**  
Tommy's Subs

**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999



**Plaza de Pecos**  
1557 W 84th Ave  
Federal Heights, CO 80260

**Listing Notes:** Currently built-out as hair salon. Located on the north east corner of Pecos & 84th Ave. Building located on pad site in front of King Soopers anchored center. Just east of St. Anthony's North Hospital. Join: King Soopers, Rent-A-Center, Subway, Cost Cutters, Jackson Hewitt, Walgreen's, Ace Cash Express, Cricket. Just south of Water World.

**Building Size:** 9,430 SF  
**General Use:** Retail  
**Specific Use:** Convenience/Strip Center  
**Status:** Existing  
**Year Built:** 1978  
**Parking Ratio:** 4.24 /1000

**Available SF:** 1,610 SF  
**Max Contig:** 1,610 SF  
**Min Div:** 1,610 SF  
**Lease Rate:** \$11.00 - \$13.00 NNN  
**Sublease:** No

**Major Tenants:**  
Rent A Center  
Great Clips  
Dentist's(s) Office(s)

**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999

# Listings Summary Report



**Chaffee Park Plaza**  
1735-1755 W 48th Ave  
Denver, CO 80221

**Listing Notes:** In addition to the upper level of 5,956 SF there is a lower Level of 2,000 SF available at \$2.00/SF NNN.

**Building Size:** 5,956 SF  
**General Use:** Retail  
**Specific Use:** Convenience/Strip Center  
**Status:** Existing  
**Year Built:** 1950  
**Parking Ratio:** 7.05 /1000  
**Major Tenants:**

**Available SF:** 5,956 SF  
**Max Contig:** 5,956 SF  
**Min Div:** 3,000 SF  
**Lease Rate:** \$7.50 NNN  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999



**265-299 Detroit St**  
265-299 Detroit St  
Denver, CO 80206

**Listing Notes:** Located in the heart of Cherry Creek. Corner site. Covered Parking. Great Visibility.

**Building Size:** 24,227 SF  
**General Use:** Retail  
**Specific Use:** Community Center  
**Status:** Existing  
**Year Built:** 1982  
**Parking Ratio:** .78 /1000  
**Major Tenants:**  
Sola Salons  
Priscilla's of Boston

**Available SF:** 10,562 SF  
**Max Contig:** 6,354 SF  
**Min Div:** 1,848 SF  
**Lease Rate:** Negotiable  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999



**4357-4365 Lowell Blvd**  
4357-4365 Lowell Blvd  
Denver, CO 80211

**Listing Notes:** Join Safeway, Starbucks, Great Clips, State Farm and other great retail businesses in this busy neighborhood center located right in front of Safeway.

**Building Size:** 3,288 SF  
**General Use:** Retail  
**Specific Use:** Convenience/Strip Center  
**Status:** Existing  
**Year Built:** 1959  
**Parking Ratio:**

**Available SF:** 1,000 SF  
**Max Contig:** 1,000 SF  
**Min Div:** 1,000 SF  
**Lease Rate:** Negotiable  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999

**Major Tenants:**  
Godoy Insurance  
Julian's Barber Shop

# Listings Summary Report



**Barkeley Square**  
4550 Wadsworth Blvd  
Wheat Ridge, CO 80033  
**Listing Notes:**

**Building Size:** 15,000 SF  
**General Use:** Retail  
**Specific Use:** General/Street Retail  
**Status:** Existing  
**Year Built:** 1978  
**Parking Ratio:**  
**Major Tenants:**  
Curves

**Available SF:** 6,349 SF  
**Max Contig:** 2,400 SF  
**Min Div:** 250 SF  
**Lease Rate:** \$8.00 - \$10.00  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999



**Barkeley Square**  
4550 Wadsworth Blvd  
Wheat Ridge, CO 80033

**Listing Notes:** Great Location for Insurance Agents, Chiropractor, Nail Salon, Locksmith, Cellular Phone store, Flower Shop, Gift Shop, Deli or any type of office use needing smaller square footage.

**Building Size:** 15,000 SF  
**General Use:** Retail  
**Specific Use:** General/Street Retail  
**Status:** Existing  
**Year Built:** 1978  
**Parking Ratio:**  
**Major Tenants:**  
Curves

**Available SF:** 6,349 SF  
**Max Contig:** 1,200 SF  
**Min Div:** 250 SF  
**Lease Rate:** \$8.00 - \$10.00  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999



**4855 Pecos St**  
4855 Pecos St  
Denver, CO 80221

**Listing Notes:** Build-to-Suit Available. Drive-thru not approved; city would probably allow through rezoning. Area needs restaurants; will allow patio seating. Surrounded by large commercial and residential populations providing strong daytime and evening population. Join Family Dollar, Cricket, Boost Mobile, Fred Loya Insurance and Colorado Range Market. Abundant parking.

**Building Size:** 9,275 SF  
**General Use:** Retail  
**Specific Use:** Convenience/Strip Center  
**Status:** Proposed  
**Year Built:**  
**Parking Ratio:**  
**Major Tenants:**

**Available SF:** 9,275 SF  
**Max Contig:** 9,275 SF  
**Min Div:** 500 SF  
**Lease Rate:** Negotiable NNN  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999

# Listings Summary Report



**805 Wadsworth Blvd**  
805 Wadsworth Blvd  
Lakewood, CO 80214

**Listing Notes:** Prime opportunity waiting for the right operator & concept. Located at 805 Wadsworth just north of 6th Ave. Traffic Counts of 41,700 VPD.

**Building Size:** 4,823 SF  
**General Use:** Retail  
**Specific Use:** Restaurant - Full Service  
**Status:** Existing  
**Year Built:** 1974  
**Parking Ratio:** 15.55 /1000  
**Major Tenants:**

**Available SF:** 4,823 SF  
**Max Contig:** 4,823 SF  
**Min Div:** 4,823 SF  
**Lease Rate:** \$12.00 NNN  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Greg Kelly  
(720) 297-4860



**Woodmar Plaza**  
9083 W Peakview Dr  
Littleton, CO 80123

**Listing Notes:** This is a wonderful updated and well maintained neighborhood center with several successful businesses.

**Building Size:** 17,176 SF  
**General Use:** Retail  
**Specific Use:** Convenience/Strip Center  
**Status:** Existing  
**Year Built:** 1979  
**Parking Ratio:** 5.23 /1000  
**Major Tenants:**  
Woodmar Learning Center

**Available SF:** 6,355 SF  
**Max Contig:** 2,651 SF  
**Min Div:** 1,053 SF  
**Lease Rate:** \$9.00 - \$11.00 NNN  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Sheryl McQuilliams  
(303) 972-9999



**9271 Park Meadows Dr**  
9271 Park Meadows Dr  
Lone Tree, CO 80124

**Listing Notes:** Beautifully decorated restaurant inside and out, located in the heart of the Entertainment District. Surrounded by numerous restaurant and entertainment venues. Also adjacent to the Park Meadows Mall and most every national retailer in the Denver market. Unbeatable daytime and evening demographics. \$19/SF NNN - Year 1; \$20/SF NNN - Year 2; \$22/SF NNN Year 3. Also For Sale at \$1,875,000.

**Building Size:** 6,796 SF  
**General Use:** Retail  
**Specific Use:** Restaurant - Full Service  
**Status:** Existing  
**Year Built:** 2000  
**Parking Ratio:**  
**Major Tenants:**

**Available SF:** 6,796 SF  
**Max Contig:** 6,796 SF  
**Min Div:** 6,796 SF  
**Lease Rate:** \$19.00 NNN  
**Sublease:** No  
**Listing Agent:**  
Re/Max Professionals  
Greg Kelly  
(720) 297-4860

# Listings Summary Report



**244 S Federal Blvd**  
244 S Federal Blvd  
Denver, CO 80219

**Listing Notes:** Automotive / Retail building located just north of the intersection of Alameda and Federal. Great visibility! 4,084 SF for sale at \$549,000. Enclosed yard and drive-in door.

**Building Size:** 4,750 SF

**General Use:** Retail

**Specific Use:** Freestanding -- Other

**Status:** Existing

**Year Built:** 1974

**Parking Ratio:**

**Major Tenants:**

**Sale Type:** Inv. or Owner/User

**Price:** Negotiable

**Price/SF:**

**Listing Agent:**

Re/Max Professionals

Sheryl McQuilliams

(303) 972-9999



**805 Wadsworth Blvd**  
805 Wadsworth Blvd  
Lakewood, CO 80214

**Listing Notes:** Prime opportunity waiting for the right operator & concept. Located at 805 Wadsworth just north of 6th Ave. Traffic Counts of 41,700 VPD.

**Building Size:** 4,823 SF

**General Use:** Retail

**Specific Use:** Restaurant - Full Service

**Status:** Existing

**Year Built:** 1974

**Parking Ratio:** 15.55 /1000

**Major Tenants:**

**Sale Type:** Inv. or Owner/User

**Price:** \$699,000

**Price/SF:** \$144.93

**Listing Agent:**

Re/Max Professionals

Greg Kelly

(720) 297-4860



**9271 Park Meadows Dr**  
9271 Park Meadows Dr  
Lone Tree, CO 80124

**Listing Notes:** Beautifully decorated restaurant inside and out, located in the heart of the Entertainment District. Surrounded by numerous restaurant and entertainment venues. Also adjacent to the Park Meadows Mall and most every national retailer in the Denver market. Unbeatable daytime and evening demographics. \$19/SF NNN - Year 1; \$20/SF NNN - Year 2; \$22/SF NNN Year 3. Also For Sale at \$1,875,000. 6,796 SF. For sale at \$1,950,000 or for lease at \$23.00/SF NNNs.

**Building Size:** 6,796 SF

**General Use:** Retail

**Specific Use:** Restaurant - Full Service

**Status:** Existing

**Year Built:** 2000

**Parking Ratio:**

**Major Tenants:**

**Sale Type:** Inv. or Owner/User

**Price:** \$1,875,000

**Price/SF:** \$275.9

**Listing Agent:**

Re/Max Professionals

Greg Kelly

(720) 297-4860

# Listings Summary Report

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**97 N Main St**  
97 N Main St  
Byers, CO 80103

**Building Size:** 5,280 SF

**General Use:** Retail

**Specific Use:** Gas Station/Conv Store

**Status:** Existing

**Year Built:** 1922

**Parking Ratio:**

**Major Tenants:**

**Sale Type:** Inv. or Owner/User

**Price:** \$295,000

**Price/SF:** \$55.87

**Listing Agent:**

Re/Max Professionals

Greg Kelly

(720) 297-4860

**Listing Notes:** For Sale: Gas/Convenience Store, Auto Repair & Car Wash. Sale of real estate only, not operating business. Tire store operates on a month-to-month tenancy. Just south of I-70 on Main Street. Corner location across from the fire station and post office. This location has provided services to the surrounding farming community for many years. (Gas Station, C-Store, C Store).

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